MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138837/FH/2023
Date registered valid:	22 December 2023
Proposal:	Erection of a single storey rear extension together with linked canopy to existing outbuilding, front porch extension and alterations to front elevation.
Address:	470 Parrs Wood Road, Manchester, M20 5QQ
Ward(s):	Didsbury East Ward
Applicant:	Messrs. Leek and Paterson
Agent (if any):	Mr David Dixey DSquare Architects
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	**15 February 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 January 2024

Standard consultations:
Printed: 5 January 2024 Expired: 26 January 2024

Neighbour notifications
Printed: 5 January 2024 Expired: 26 January 2024

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: No

Description of area

The application site relates to 470 Parrs Wood Road within the south Manchester ward of Didsbury East. The application site relates to a detached, two storey inter war period dwellinghouse that has been previously extended at the side and rear approved under planning 095481/FH/2011/S2.

The property has amenity space in the form of a paved driveway to the front, rear garden and single storey outbuilding that lies along the northern rear side boundary extending to the rear boundary .

The surrounding area is residential in nature, however the Towers Business Park lies beyond the rear boundary to the property.

It is noted that the Didsbury St James Conservation Area 1970, abuts the rear boundary of the property but does not extend within the application properties boundary. As such, the application site is not considered to sit within the conservation area and will be assessed as such.

Description of development

The submitted application seeks planning permission for erection of single storey rear extension and linked canopy to the existing rear outbuilding together with a front porch extension and associated elevational alterations.

The single storey rear extension would be erected following the demolition of the existing rear extension and would extend 3.8m from the rear wall of the property with a height of 3.3 m and a width of 8.4 m. There would be a flat roof canopy extending from the extension by 2m and 2.4 m above ground level to create a sheltered route to the outbuilding from the dwelling. The submitted drawings indicate that the extension is to be finished in a treated timber cladding.

The proposed front porch would replace the existing porch with a mono-pitch roof (with tiles to match existing) together with a new front door and side windows. Other alterations include the use of hung tiles in lieu of render to the front bay at roof level and the central feature element. The submitted drawings also indicate the insertion of two new ground floor side windows to serve the enlarged lounge which would be set off the boundary with the adjacent property which is separated by a boundary fence.

Planning History

133210/JO/2022- Variation of Condition 2 (specified plans) attached to planning permission128832/FH/2020 to allow alteration to roof height.
Approved 5 May 2022.

128832/FH/2020- Replacement of existing roof including increasing its ridge height, hip to gable extension, installation of rear dormer together with a single storey rear extension to form additional living accommodation.
Approved 17 March 2021.

095481/FH/2011/S2- Two storey side extension and single storey rear extension, front porch and elevational alterations to garage to form summer house.
Approved 31 January 2012.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one resident responded in support of the proposal.

Flood Risk Management Team

The Flood Risk Management Team were consulted as part of the application and noted that there is a culvert at the rear of the site boundary. Whilst the property is in a flood zone 2 no flood risk statement has been provided. The Team confirmed the culvert would not impact the development and requested an informative be placed on any approval granted. The Team requested a condition to require the submission of flood risk statement be attached to any approval granted.

[1] The asset register highlights an indicative risk that the “Unnamed” culverted ordinary watercourse crosses the Site. An indicative culvert route is shown crossing the site. This culvert is an indicative asset and has not been verified with survey. [2] Extract from the 1984 survey of major drainage is included.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development
ii.JP- S2 – Carbon and energy
iii.JP- S5 – Flood risk and the water environment

iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The submitted development application is for the erection of single storey rear extension to provide additional living accommodation together with elevational alterations and amendment to front porch. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

The rear extension would have a projection of approximately 3.8 metres with a height of 3.3 m and width of 8.4m. Given these dimensions the siting of the extension it is not considered that the proposal would not create an overbearing feature nor result in any adverse loss of light.

The introduction of the canopy is not considered to give rise to adverse impacts it is set off the boundaries with adjacent properties and is not excessive in terms of its height or extent and would be a relatively slimline feature.

Whilst two ground floor side windows are shown on drawings these could be inserted without requiring planning permission. However, it is noted that these are set off the boundary with the neighbouring property and a boundary fence separates to the two dwellings. As such it is not considered that these windows would give rise to impacts in terms of loss of privacy.

The front porch seeks to amend a feature that is already in situ and as such is not considered to give rise to impacts on residential amenity. The design of the porch is in keeping with the character of the street and the alterations to the material treatment in hung tiles to match the existing roof and to the front bay window is considered acceptable.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

The design would be relatively simple in its form with the use of a contrasting timber cladding treatment providing a variation to the rear elevation. There would be no views of the feature from the street and views from within the conservation area would be heavily restricted due to boundary vegetation and distance from public vantage points. The materials to the front elevation would tie in with the existing dwelling and would ensure that the character of the area is preserved. A condition is required to ensure the final details of the timber cladding are acceptable.

Flood Risk

The submitted drawings state that finished floor levels are to be set as per the existing dwelling in line with EA standing advice. Whilst this is acceptable, given the matters raised in regard to the location of the existing property and garden in flood zone 2, it is recommended that a condition is attach to any approval to require the submission of flood risk statement (including the estimated flood level for the development, and a plan showing the finished floor levels

(FFLs) and the estimated flood levels, together with any measures required in relation to flood resilience and resistance and flood safety) be attached to any approval.

Car Parking

Car parking would be unaffected by the proposal. Plans show the existing car parking arrangements would still be retained, overcoming concerns raised by Highway Services.

Bin Storage

Space would still be retained for bins to be stored within the side or rear amenity space of the property.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance are in keeping with the character of the property and local area.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have

worked with the applicant in a positive and proactive manner and a decision has been issued in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
   Proposed elevations (Sheet 1) 2318-06 Rev P2; Proposed elevations (Sheet 2) 2318-07 Rev P2; Proposed floor plans 2318-05 Rev P1 all as received on the 22nd December 2023

   Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the approved drawings. Details of the treated timber cladding to be used on the rear and side elevation of the rear extension shall be submitted to and approved in writing by the City Council as local planning authority prior to it being installed, the development shall be completed in accordance with the agreed details.

   Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) No development shall commence until a flood risk assessment (including the estimated flood level for the development, and a plan showing the finished floor levels (FFLs) and the estimated flood levels, together with any measures required in relation to flood resilience and resistance and flood safety) has been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the agreed details.

   Reason- To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to policies EN14 and DM1 of the Manchester Core Strategy.

Informatives

1) MCC records highlight that an underground unnamed ordinary watercourse is located within close proximity to the site (approximately onsite), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are

found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

475 Parrs Wood Road, Manchester, M20 5QG
472 Parrs Wood Road, Manchester, M20 5QQ
468 Parrs Wood Road, Manchester, M20 5QQ
Pioneer House British Airways Plc, Towers Business Park, Wilmslow Road, Manchester, M20 2BA
473 Parrs Wood Road, Manchester, M20 5QG
479 Parrs Wood Road, Manchester, M20 5QG
477 Parrs Wood Road, Manchester, M20 5QG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Didsbury St James Conservation Area 1970
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA