

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 138369/FH/2023

**Date registered valid:** 31 October 2023

**Proposal:** Erection of a single storey infill extension to the rear; installation of replacement flat roof and raised brickwork to existing single storey rear extension, along with a widened driveway and associated extended dropped kerb.

**Address:** 450 Parrs Wood Road, Manchester, M20 5GP

**Ward(s):** Didsbury East Ward

**Applicant:** Mr and Mrs Woof

**Agent (if any):** Mr Ian Grainger, Blu Room Architecture

**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: holly.wright@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 21 December 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 09 November 2023

**Standard consultations:** Printed: 6 November 2023 Expired: 27 November 2023

**Neighbour notifications:** Printed: 6 November 2023 Expired: 27 November 2023

**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:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features a mixture of white uPVC and timber windows, including two two-storey bays to the front, a brick driveway and front garden bordered by a mid-level redbrick wall, a part-single / part-two storey side and rear extension, and a spacious rear garden.



*Figure 1. Principal elevation.*



*Figure 2. Rear elevation.*



*Figure 3. Proposed area of development.*



*Figure 4. Rear garden.*

## **Description of area**

Parrs Wood Road is a residential street situated within the Didsbury East ward of Manchester, close to Fletcher Moss Botanical Gardens, Kingsway (A34), and East Didsbury railway station. The area is predominantly residential in terms of its character, consisting of terraced, semi-detached and detached residential properties and benefits from its proximity to public outdoor amenity and green spaces.

## **Description of development**

The applicant is seeking permission for the erection of a single storey infill extension to the rear; installation of replacement flat roof and raised brickwork to existing single storey rear extension, along with a widened driveway and associated extended dropped kerb.

## **Planning History**

106428/TCA/2014/S2 - Works to trees - proposed pruning works to (T1) a Sycamore tree and felling of (T2) Holly tree – **DEEMED APPROVAL/CONSENT** (01.10.2014).

## **Consultations & Notification Responses**

Local residents, as per appendix 1 – no comments or objections received.

Highways Services made the following comments in response to the application:

- The proposals include widening of the existing driveway to accommodate 2no. parked cars. The proposed driveway dimensions are considered acceptable to Highways.
- The proposals include an extension of the existing dropped-kerb which serves the property at Parrs Wood Road. The extension works should be reduced as much as practically possible given that dropped-kerb provision is currently at double-length standard in order to serve the adjoining property.
- The applicant will be required to enter into a Section 184 agreement for construction of the widened vehicular access and will require a crossing licence/agreement. This can be applied for online at <https://www.manchester.gov.uk/xfp/form/2015>. This will be funded at the applicant's expense.
- Refuse storage and servicing will remain as existing.
- Highways has no objection to the proposals subject to minimalised dropped-kerb extension works.

## **Policies**

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

*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.*

## **Issues**

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

**Principle** – the principle of erecting a single storey rear (infill) extension together with a replacement flat roof and raised brickwork, and a widened driveway and dropped kerb, in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

**Siting, scale, and massing** – the extension would be sited at the rear of the property, acting as an infill between the property's existing single storey rear extension and the host dwellinghouse. It would project 3.945m rearwards (sitting flush with the current rear elevation), with a width of 1.968m, and flat roof height of 3.086m. The gaps to the property's shared boundaries would be unaffected by the proposal.

The proposal is understood as being a relatively minor addition to the property, with dimensions that would be subservient to those of the host dwellinghouse. The proposal would not therefore result in an 'excessively large or bulky' addition to the property, thus according with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

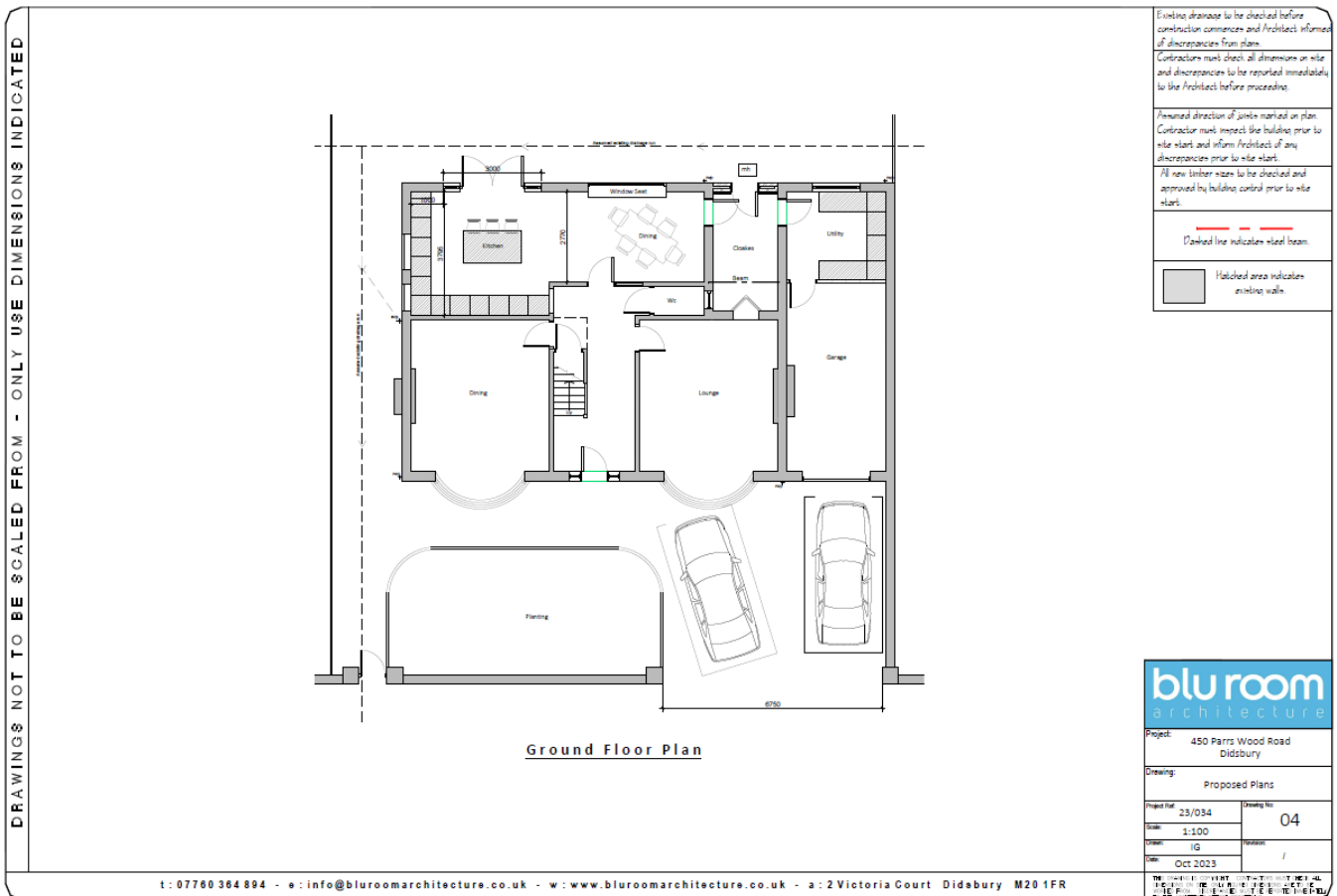


Figure 5. Submitted proposed ground floor plan.



Figure 6. Submitted proposed elevations.

**Appearance and visual amenity** – the extension would be built of brickwork, windows, and doors to match the existing in addition to a GRP flat roof. Its rear elevation would feature one inward-opening door, whilst its flat roof would feature one projecting roof lantern (projecting upwards by 0.254m).

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the overall precedent of residential extensions in this locale. Sited at the back of the property, the extension would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area.

The proposed development therefore accords with Core Strategy policies DM1 and SP1 as its impact upon visual amenity is considered to be minor.

**Residential amenity** – the extension would have a minimal impact upon the residential amenity of the area given that it would constitute a relatively minor addition to the property which would be sited away from its shared boundaries.

In addition, no objections have been received in relation to the proposal's potential to affect residential amenity.

The proposal therefore accords with Core Strategy policies DM1 and SP1 due to its minimal impact upon residential amenity.

**Waste storage** – the current waste storage arrangements would be unaffected by this proposal.

**Parking** – the proposal also includes the enlargement of the current driveway space to accommodate an additional vehicle. This would include reducing the dimensions of the front garden to allow for the driveway extension, widening the access point to 6.75m and installing an extended dropped kerb.

In their feedback, Highways indicated that the dropped kerb extension works should be reduced as much as practically possible given that the dropped kerb provision is currently at a double-length standard in order to serve the adjoining property. However, given the established precedent for works of this type in this area (e.g., the considerable dropped kerb provisions outside No.461-No.462 Parrs Wood Road, No.458-460 Parrs Wood Road, No.457-459 Parrs Wood Road, No.440-442 Parrs Wood Road, etc), this aspect of the proposal is considered acceptable.

**Other matters** – the proposal also includes the replacement of the existing asphalt roof of the rear extension with a GRP flat roof as well as installing raised brickwork. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

The proposal also includes a number of elevational alterations including:

- Replacing the existing ground floor dining room doors (along the property's rear elevation) with one window.
- Replacing the existing ground floor kitchen window (along the property's rear elevation) with a set of outward-opening doors framed by windows.
- Replacing the existing ground floor door in the side elevation facing No.452 Parrs Wood Road with a window. This has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

**Conclusion** – given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

## **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 policies 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**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

### **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 permission.

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

2) The development hereby approved shall be carried out in accordance with the following documents:

- 'Householder Application for Planning Permission for works or extension to a dwelling', stamped as received by the City Council as Local Planning Authority on the 19<sup>th</sup> October 2023.

- ‘Proposed Plans’, numbered ‘04’, stamped as received by the City Council as Local Planning Authority on the 31<sup>st</sup> October 2023.
- ‘Proposed Plans’, numbered ‘05’, stamped as received by the City Council as Local Planning Authority on the 31<sup>st</sup> October 2023.
- ‘Proposed Elevations’, numbered ‘06’, stamped as received by the City Council as Local Planning Authority on the 31<sup>st</sup> October 2023.
- ‘Location Plan’, numbered ‘07’, stamped as received by the City Council as Local Planning Authority on the 31<sup>st</sup> October 2023.

Reason - To ensure 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 dwellinghouse in type, size, colour and texture.

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) Before first occupation the proposed windows in the side elevation facing No.452 Parrs Wood Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

### Highway Services

Ground Floor, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 5, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 3 And 4, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 6 To 8, Egerton House, Wilmslow Road, Manchester, M20 2DX  
22 Gawsworth Avenue, Manchester, M20 5NF  
Egerton House, Towers Business Park, Wilmslow Road, Manchester, M20 2DX  
Suite 2, Egerton House, Wilmslow Road, Manchester, M20 2DX  
THE HILL GROUP LTD, Suite 1, Egerton House, Wilmslow Road, Manchester, M20 2DX  
452 Parrs Wood Road, Manchester, M20 5QQ  
Suite 16, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 15, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 13, Egerton House, Wilmslow Road, Manchester, M20 2DX  
GREENERGY INTERNATIONAL LIMITED, Suite 12, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 11, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 10, Egerton House, Wilmslow Road, Manchester, M20 2DX  
Suite 9, Egerton House, Wilmslow Road, Manchester, M20 2DX  
448 Parrs Wood Road, Manchester, M20 5GP  
467 Parrs Wood Road, Manchester, M20 5NN

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3  
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