

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138719/FH/2023

Date registered valid: 4 December 2023

Proposal: Erection of two storey side extension and single storey rear extension to provide additional living accommodation.

Address: 448 Parrs Wood Road, Manchester, M20 5GP

Ward(s): Didsbury East Ward

Applicant: Mr Stephen Barlow

Agent (if any): Mr Robert Hodgson R.A.Fisk and Associates

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 January 2023

Standard consultations:

Printed: 8 December 2023 Expired: 29 December 2023

Neighbour notifications

Printed: 8 December 2023 Expired: 29 December 2023

Site notice

No site notice has been produced

Press advert

Published: 9 January 2024

Expired: 23 January 2024

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:

A 2-storey red brick interwar semi-detached on the western side of Parrs Wood Road. Gardens at the front and rear. Hipped clay tile roof.

Description of area

A mix of mainly red brick interwar semis. Palette of materials is red brick and red clay tile. Roofs are majority hipped west side of Parrs Wood Road.

Description of development

Erection of part single storey part two storey side extension together with single storey rear extension

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

The Flood Team were consulted and commented they request further investigations regarding the impact on close by watercourses the proposal have. However, the request for further flood information was considered to be inappropriate as a previous scheme at the site did not require flood details at the time of determination and the proposal could be implemented.

Issues

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste

Policy EN 3, Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved UDP Policies - Policy DC18 is considered of relevance in this instance: Policy DC18, Conservation Areas - Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

- a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. the relationship of new structures to neighbouring buildings and spaces;
 - ii. the effect of major changes to the appearance of existing buildings;
 - iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including
 - iv. street trees);
 - v. the effect of signs and advertisements.
 - vi. any further guidance on specific areas which has been approved by the Council.
- b) The Council will not normally grant outline planning permission for development within Conservation Areas.
- c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The applicant proposes to erect a part single storey part two storey side extension together with single storey rear extension.

Ground Floor

The ground floor element extends along the length of the side of the dwelling house and does not project beyond the rear elevation of the existing single storey extension to the rear. A considerable gap between the gable of the extension is maintained to the boundary and no doors and windows are inserted on the side elevation of the property. Therefore, due to its position and distance from the neighbouring property no 450 Parrs Wood Road the proposal would not give rise to overlooking or loss of privacy on the adjacent neighbouring property.

First Floor

The first-floor element of the proposal would be setback from the front wall of the property extending along the side and terminating before the rear elevation. The roof would be set down from the existing ridge height and hipped to reflect the existing roof design of the property. There is significant precedent for similar development in close proximity. There are two obscurely glazed windows in the side elevation. The two-storey extension brings built form closer to the properties to the rear and side of the application site however, due to the distance between the extension and the neighbouring properties there is no overlooking or loss of privacy on the adjacent neighbouring properties.

Given the retained gap to the shared boundary of the adjacent semi-detached property and the distance between the properties, rear of the application site together with the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers.

Furthermore, given the relationship to the adjacent property angle and the setback provided by the extension, it is considered that the proposal would not provide terracing or any loss of amenity within the street scene.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy.

DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory. and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use brick and tiles as specified in the application forms. The first-floor front extension mimics the first-floor extension on the adjoining property as do a variety of different first floor elevations arrangements that forms part of the vernacular. Therefore, the overall, design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Impact on the Didsbury St James Conservation Area

The level of intervention and the positioning and appearance of the extension being commonplace within area, coupled with the matching materials, it is considered that the character of the conservation area, would not be affected.

On balance, it is believed that the proposal would not detract from the character of the Didsbury St James Conservation, which is considered to accord with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

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:

1225:03 Rev E, Site and Location Plan and The Flood Risk Documents, stamped as received on the 4 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 be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

5) The ground floor shower room and the first-floor front bathroom window and the side en suite window, shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

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 Gawsorth 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
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
446 Parrs Wood Road, Manchester, M20 5GP
450 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