

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135689/FH/2022

Date registered valid: 7 December 2022

Proposal: Erection of single storey extension to rear of dwelling and between dwelling and garage; elevational alterations to garage in connection with its use as additional living space.

Address: 12 Parkfield Road South, Manchester, M20 6DB

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Jones

Agent (if any): Mr Simon Miles, S R Miles Ltd

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

Recommendation: Approve

Date of recommendation: 30 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 January 2023

Standard consultations: Printed: 20 December 2022 Expired: 10 January 2023

Neighbour notifications: Printed: 20 December 2022 Expired: 10 January 2023

Site notice: Posted: 6 January 2023 Expired: 27 January 2023

Press advert: Published: 27 December 2022 Expired: 17 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

The application relates to a two-storey detached Edwardian dwellinghouse, situated within the Blackburn Park conservation area (first designated in 1979). The property sits within a large curtilage, occupying the corner plot where Oriel Road meets Parkfield Road South.

The existing property is built of redbrick to all of its elevations, with vertically hung clay tiles at first floor level to its principal elevations (north and east) bordering Oriel Road and Parkfield Road South. The brown concrete tiled roof is gabled over the front door, which sits at the property's northeast corner with the gabled end bearing black and white timber detailing. At present, the property features a mix of uPVC and painted timber framed windows.

Within its spacious grounds, the property also features a large wrap-around garden which is bordered by a low brick wall to its front and a 1m high brick wall to the boundary shared with No.2 Oriel Road. A detached garage and covered patio are present in the southwest corner of the plot, connecting to Oriel Road via a long driveway, and a paved patio is present in the plot's northwest corner.



Figure 1. Photograph of the principal elevation(s) of No.12 Parkfield Road South.



Figure 2. Aerial photograph of No.12 Parkfield Road South, with plot boundaries edged in red.

Description of area

Parkfield Road South is a residential street situated within the Blackburn Park Conservation Area of Manchester in Didsbury West ward. Blackburn Park Conservation Area was first designated in 1979 and predominantly consists of residential properties. The historical development of the area evolved in three principal phases as part of the suburban expansion of Manchester in the late 19th and early 20th centuries, under the auspices of landowner Charles Blackburn, who sold off relatively small parcels of land for new housing development. The area is now largely defined by substantial houses with spacious gardens with a wide variety of building styles and materials used. The property in question is located on the corner plot where Oriel Road meets Parkfield Road South and is situated in relatively close proximity to Barlow Moor Road (A5145), Wilmslow Road (B5095) and the railway line.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension, connecting the dwellinghouse to the existing detached garage, as well as elevations alterations to the garage in connection with its use as an additional living space.

Planning History

058391/CC/SOUTH2/00 – Conservation Area Consent – demolition of existing garage in connection with proposed new garage – **Permitted Development** (08.05.2000)

058390/FH/SOUTH2/00 – Construction of detached garage after demolition of existing – **Approved** (18.05.2000)

065182/TCA/SOUTH2/02 – Works to trees in Conservation Area – notification of intent to carry out works to trees within Blackburn Park Conservation Area, works to 2no. trees - **Approved**

090453/TCA/2009/S2 – Works to trees in Conservation Area – various works to trees – **Approved** (14.07.2009)

105813/TCA/2014/S2 – Works to trees in Conservation Area - remove golden conifer in front garden and prune hollies in the garden hedge – **Approved** (20.06.2014)

118720/TCA/2017 – Works to trees in Conservation Area - proposed pruning works to 5 Holly trees (T1 - T5) – **No objection** (05.02.2018)

122661/TCA/2019 – Works to trees in Conservation Area - proposed pruning of 3 holly trees to reduce height to approximately 2m in height – **No objection** (21.02.2019)

Consultations & Notification Responses

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

Blackburn Park Conservation Society – no comments or objections received.

Cadent Gas requested that an informative condition be attached to the decision notice.

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
- Policy DC18 – Conservation Areas

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 EN3 – Heritage
- Policy EN19 – Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and enhancing the historic environment

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as its impact upon the Blackburn Park Conservation Area, waste management and parking.

Siting, scale and massing – The single storey extension would be sited at the rear of the property, in the southwest corner of the plot, and would connect the existing detached garage to the main dwellinghouse.



Figure 3. Photograph of the shared boundary between No.2 Oriel Road and No.12 Parkfield Road South.



Figure 4. Photograph of the proposed site of development (righthand side of image).

It would project 6.036m rearwards from the original rear elevation and, at its southern elevation, would have a total length of 10.608m as it would extend along the side of the original dwellinghouse. The total length of the proposed extension in combination with the existing detached garage would be 16m. The extension's total width would be slightly narrower than the detached garage (which has a width of 4.949m), measuring to approximately 4.55m. The portion of the extension that wraps along the side of the original dwellinghouse would have a sideward projection of 2.417m. The extension would have a dual-pitch roof consistent with the current height of the existing garage, standing at 4.188m tall and would be sited along the boundary shared with No.2 Oriel Road, maintaining a gap of at least 1.139m throughout.

These dimensions exceed the limit stipulated within policy DC1 of the UDP (of rearward extensions up to 3.65m), however in these circumstances they are considered to be acceptable due to the considerably large curtilage of the plot. The erection of the proposed extension would not result in more than 50% of the total ground area (other than the original dwellinghouse) of the curtilage being covered by buildings, as specified in the General Permitted Development

rules. Moreover, the dimensions of the proposed extension are subservient to those of the original dwellinghouse and, given that no objections were received in relation to this proposal, are therefore considered acceptable.

Thus, having reviewed the dimensions of the proposal and having noted the gap to the shared boundary, the siting, scale and massing of the proposal is considered acceptable as it is not thought to result in an 'excessively large or bulky' addition to the property, thus according with policy DC1 of the UDP.

Appearance and visual amenity – The rear extension would be built of smooth red facing brickwork and brown concrete roof tiles to match the existing along with a mix of painted timber, uPVC, and black aluminium framed windows.

The extension's eastern elevation, facing Oriel Road, would feature a black painted timber bargeboard to match the existing as well as one painted timber window, which would match the other windows located in this area of the original dwellinghouse. Its southern elevation, facing No.2 Oriel Road, would feature a painted timber door, two sections of roof glazing and two small new uPVC windows on the detached garage. The northern elevation of the proposal would face into the garden and would feature six black aluminium framed windows, a section of roof glazing and a set of black painted timber doors. The western elevation of the proposal would not include any elevational alterations.

The proposed rear extension and associated elevational alterations are relatively standard in design, would be in-keeping with the existing precedent of residential extensions in the area and would be sympathetic to the original features and materials of the dwellinghouse. Sited in the southwest corner of the plot at the rear of the property, the proposal would only be visible from Oriel Road and, since its eastern elevation is designed so as to be in-keeping with current appearance of the property, it is believed that the extension would not significantly harm the overall character of the area or the property.

Thus, the design and appearance of the proposed development accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be minor.

Residential amenity – Initially the rear extension was set to include a higher roofline than the existing garage and 'side' portion of the proposal so as 'to maintain an identity as an extension to the large dwelling rather than a seemingly enlarged garage'. However, upon assessment, it was felt that this roofline variation would have had the potential to create an overbearing feel for the occupants of No.2 Oriel Road. The agent and applicant were notified of these concerns and amended their plans accordingly, altering the roofline so that it was consistent with that of the existing detached garage, thereby reducing the impact of the proposal on neighbouring residents.

Thus, given the proposal's maximum roof height of 4.188m, its location in the southwest corner of the plot away from public rights of way and siting away from the shared boundary with No.2 Oriel Road, it is believed that the proposal should not cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, though its southern elevation would feature two uPVC windows, these would be very small, privacy windows, which are conditioned to be obscurely glazed, and as such should not significantly impact or compromise the privacy of neighbouring residents at No.2 Oriel Road.

The proposed development is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Impact upon the Blackburn Park Conservation Area – The overall form and design of the proposed extension is believed to be subservient and sympathetic to the existing character of the Blackburn Park Conservation Area, which already boasts a wide variety of building styles and materials. The use of in-keeping and matching materials to the original dwellinghouse (e.g., smooth red facing brickwork, brown concrete roof tiles, black painted timber bargeboards, painted timber windows and uPVC windows) should ensure that no visual harm or detrimental impact is caused to the property or the conservation area as a whole. Moreover, its location at the rear of the property would also mean that the majority of the extension would be screened from view and, as such, should not feature prominently within the street scene or adversely affect the historic character of the area.

Having considered these factors, it is believed that the proposal would not cause undue harm to the architectural and historic interest of the Blackburn Park Conservation Area, thereby according with Core Strategy policy EN3, UDP policy DC18 and chapter 16 of the NPPF.

Waste management – The submitted plans indicate that, at present, bins at the property are stored along the southern border of the plot, away from the public highway, within an allocated bin store. This waste management strategy would not be affected by this proposal as adequate space and access to this location is retained. The proposal therefore accords with policies EN19 and DM1 of the Core Strategy.

Parking – The current dimensions of the driveway located along the southern edge of the plot would be significantly reduced and the detached outbuilding would no longer be available for use as a garage as a result of the erection of the rear extension. Despite this, a car parking space measuring to at least 2.4m by 4.8m would be retained on the driveway, therefore the proposal is considered acceptable.

Conclusion – Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Blackburn Park Conservation Area, waste management and parking as it broadly complies with policies DC1 and DC18 of the UDP, policies DM1, SP1, EN1, EN3 and EN19 of the Core Strategy and chapters 12 and 16 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 drawings:

- a) '22 361 PL200 P1', stamped as received by the City Council as Local Planning Authority on the 7th December 2022.
- b) '22 361 PL201 P1', stamped as received by the City Council as Local Planning Authority on the 7th December 2022.
- c) '22 361 PL202 P2', stamped as received by the City Council as Local Planning Authority on the 6th January 2023.
- d) '22 361 PL203 P2', stamped as received by the City Council as Local Planning Authority on the 6th January 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 specified on the submitted application form and approved drawings labelled: '22 361 PL200 P1', '22 361 PL201 P1', '22 361 PL202 P2' and '22 361 PL203 P2',

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) The proposed windows, situated on the side elevation of the existing garage facing No.2 Oriel 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.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Blackburn Park Conservation Society

4 Oriel Road, Manchester, M20 6XF
Flat 13, 20 Pine Road, Manchester, M20 6UZ
Flat 12, 20 Pine Road, Manchester, M20 6UZ
Flat 11, 20 Pine Road, Manchester, M20 6UZ
Flat 10, 20 Pine Road, Manchester, M20 6UZ
Flat 9, 20 Pine Road, Manchester, M20 6UZ
Flat 8, 20 Pine Road, Manchester, M20 6UZ
Flat 7, 20 Pine Road, Manchester, M20 6UZ
Flat 6, 20 Pine Road, Manchester, M20 6UZ
Flat 5, 20 Pine Road, Manchester, M20 6UZ
Flat 4, 20 Pine Road, Manchester, M20 6UZ
Flat 3, 20 Pine Road, Manchester, M20 6UZ
Flat 2, 20 Pine Road, Manchester, M20 6UZ
Flat 1, 20 Pine Road, Manchester, M20 6UZ
21 Parkfield Road South, Manchester, M20 6DB
Flat 5, 23 Parkfield Road South, Manchester, M20 6DB
23 Parkfield Road South, Manchester, M20 6DB
Flat 6B, 23 Parkfield Road South, Manchester, M20 6DB
Flat 6A, 23 Parkfield Road South, Manchester, M20 6DB
Flat 4, 23 Parkfield Road South, Manchester, M20 6DB
Flat 3, 23 Parkfield Road South, Manchester, M20 6DB
Flat 2, 23 Parkfield Road South, Manchester, M20 6DB
Flat 1, 23 Parkfield Road South, Manchester, M20 6DB
10 Parkfield Road South, Manchester, M20 6DB
22 Pine Road, Manchester, M20 6UZ
20 Pine Road, Manchester, M20 6UZ
2 Oriel Road, Manchester, M20 6XF

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 - Blackburn Park Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA