

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135399/FO/2022

Date registered valid: 4 November 2022

Proposal: Use of existing detached outbuilding as a domestic annex for ancillary residential use in association with 5A Parkfield Road South

Address: 5A Parkfield Road South, Manchester, M20 6DA

Ward(s): Didsbury West Ward

Applicant: The Matthew Ludlam Foundation Apartment 1, 5 Parkfield Road South, Manchester, M20 6DA

Agent (if any): Kath Ludlam Ludlam Associates The Bank, 99 Palatine Road, Manchester, M20 3JQ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20.12.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28th November 2022

Standard consultations:

Printed: 17 November 2022 Expired: 8 December 2022

Neighbour notifications

Printed: 17 November 2022 Expired: 8 December 2022

Site notice

Posted: 28 November 2022 Expired: 19 December 2022

Press advert

Published: 22 November 2022 Expired: 13 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this planning application is identified as 5a Parkfield Road South and is a detached red brick property located at the head of Parkfield Road South. The access for both vehicles and pedestrians are taken from the front of the property. There is a gravel driveway to the frontage, and the rear of the property has a small garden area which is paved with raised planters. There is a balcony to the ground floor at the rear which overlooks the rear garden. There is a brick boundary dividing wall together with a Yew hedge which forms the boundary between number 5 Parkfield Road South and number 5a Parkfield Road South. Number 5 Parkfield Road South is a double fronted large three storey red brick dwellinghouse. it has a free- standing detached unit within the garden which was granted consent to be used as ancillary accommodation in association with number 5 Parkfield Road only.

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Blanket due to Conservation Area.

Description of area

The properties are located within the Blackburn Park conservation area, and this particular part of the Conservation area is predominantly residential in nature comprising mainly of large detached garden fronted properties. Many have been extended over the years. The Northern Lawn Tennis Club sports hall and courts are located immediately to the north of number 5a Parkfield Road South.

Description of development

The owner of the adjoining detached dwellinghouse, No.5a Parkfield Road South, has agreed to purchase part of the rear garden to Flat 1, 5 Parkfield Road South and the existing detached outbuilding to incorporate into the residential curtilage of No.5a. The proposal will see the alteration of the boundary between numbers 5 and 5a Parkfield Road South. This is to enable

the transfer of the free- standing unit from being ancillary to 5 Parkfield Road South to the ownership of 5a Parkfield Road South, with the unit then becoming ancillary to 5a Parkfield Road South. There are no proposals to alter the fabric of either building with the only alterations to the plots being to close the access from the garden flat by extending the Yew hedge and the creation of an access between the curtilages of no. 5a and Flat 1 at no. 5 to form the new enlarged residential curtilage for no. 5a Parkfield Road South.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Blackburn Park Conservation Society were consulted- no representations have been received.

Issues

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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 - Heritage

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

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

Principle

The principle of revising the boundary and thereby changing the plot and ownership of the ancillary building is considered acceptable in principle. The free- standing unit already exists as an ancillary residential unit, the proposal is not increasing the amount of residential development over the 2 properties, and it would instead increase the amount of external amenity space for number 5A Parkfield Road South due to the reconfiguration. The free-standing unit would remain as an ancillary building to a primary residence.

Residential Amenity

The changes to the plot boundaries would not have a detrimental impact on either the properties themselves or the neighbouring properties. The use for the free- standing unit remains the same whilst it increases the associated amenity space for number 5A whilst retaining a very big garden for Flat 1, 5 Parkfield Road South.

Visual Amenity

The proposal with the new boundaries would be no more visible within the small side road street scene than currently exists as the large gates that currently provide for the access as it sits within the rear garden of number 5 Parkfield Road South would still form part of the boundary. The free- standing unit relates well visually to the property at number 5A Parkfield Road South with the detailing of that property being in a dark grey. The materials of the unit are black stained timbers with a tiled roof and timber /aluminium doors. These are similar to other outbuildings within the Blackburn Park conservation area.

Design

The design is contemporary and its relationship to the host property retains the feel of an ancillary building.

Materials

The materials would complement those used on the host property of 5a Parkfield Road South, being of the same colour palette.

Impact upon the Conservation Area

The proposal would have no impact upon the Conservation Area. The building exists already, and the only change would be relating to the position of the boundaries and therefore the change of the property within whose garden it is located, as such this would present no material change or impact upon the Conservation Area.

Conclusion

The proposal complies with policies DM1, SP1 and EN3 of the Core Strategy, saved policies DC1 and DC18 of the UDP and the NPPF.

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**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 Site plan received 4th November 2022

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 detached outbuilding that forms an ancillary building within the boundary of 5a Parkfield Road South shall be ancillary to the use of the main dwelling house at, 5a Parkfield Road South only, and shall be used as a domestic annex only, in association with the use of the main dwelling house.

Reason - In the interests of residential amenity pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Blackburn Park Conservation Society

7C Parkfield Road South, Manchester, M20 6DA

7B Parkfield Road South, Manchester, M20 6DA

The Coach House, Parkfield Road South, Manchester, M20 6DA

Flat 4, 5 Parkfield Road South, Manchester, M20 6DA

Flat 2, 5 Parkfield Road South, Manchester, M20 6DA

7 Parkfield Road South, Manchester, M20 6DA

5 Parkfield Road South, Manchester, M20 6DA

Flat 3, 5 Parkfield Road South, Manchester, M20 6DA

Flat 1, 5 Parkfield Road South, Manchester, M20 6DA

3 Parkfield Road South, Manchester, M20 6DA

7A Parkfield Road South, Manchester, M20 6DA

The Northern, Palatine Road, , West Didsbury,, Manchester,, M20 3YA

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