

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134439/FH/2022

Date registered valid: 21 July 2022

Proposal: Erection of two storey front extension with porch canopy and a single storey rear extension to provide additional living accommodation

Address: 6 Parrs Wood Avenue, Manchester, M20 5ND

Ward(s): Didsbury East Ward

Applicant: Catherine Stagg, 6 Parrs Wood Avenue, Manchester, M20 5ND

Agent (if any): Mr Gary Hinds, Design Solutions, 7 Booth Road, Altrincham, WA14 4AX

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: APPROVE

Date of recommendation: 13.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 1 August 2022 Expired: 22 August 2022

Neighbour notifications

Printed: 1 August 2022 Expired: 22 August 2022

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application relates to a two-storey, semi-detached dwelling within the residential neighbouring of Parrs Wood Avenue. The property is set within a rectangular plot and is of red brick along the ground floor and a grey stoned finish along with the first floor, with a hipped element to the front elevation and a catslide gable element further back with a decorative porthole window on the front elevation. This profile is typical of properties along Parrs Wood Avenue. The property features a double storey bay window, small infill front porch and hardstanding space suitable for off street car parking to the front and a raised wooden decking area and a grassed rear garden.

The remainder of the area is residential in nature, with houses of similar style and siting.

Description of development

The application is seeking planning permission for the erection of a two-storey front extension with a porch canopy and a single storey rear extension to form additional living accommodation. The proposed two storey front extension would accommodate an entrance area and shower room along the ground floor including one additional front elevation window and a bathroom along the first floor including two front and one side elevation windows. The extension would have approx. dimensions of Height 5 metres x Width 5m x Depth 3.8m. Additionally the extension would protrude past the principal elevation by 0.5 metres and be sited approx. 2.8 metres away from the southern shared boundary. Furthermore, the porch canopy would be sited along the proposed front elevation and have approx. dimensions of Height 3.3m x Width 2.5m x Depth 1.5m.

The proposed single storey rear extension would accommodate an extended lounge and kitchen area covering the full width of the original rear elevation and including two rear elevation French sliding doors and no. 4 rooflights. The extension would have approx. dimensions of Height 3.3m/ (at the eaves) 2.4m x Width 8.5m x Depth 3m. Additionally the extension would be sited approx. 0.15 metres away from the shared boundary with no. 8 Parris Wood Avenue.

Planning History

117888/FH/2017. Erection of two storey front, side and a part single/part two storey rear extension together with associated decking to rear. APPROVED 19.12.2017

Consultations & Notification Responses

Local residents were notified however none responded.

Transport for Greater Manchester have no objections to this proposal.

Network Rail have no objections to this proposal.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed erection of a two storey front extension including a porch canopy and a single storey rear extension to provide additional living accommodation, to meet changing residential needs is considered acceptable, subject to further consideration of impacts on residential and visual amenity. As set out below the proposed development is considered to accord with the

principal of extending a residential property set out in saved UDP policy DC1 and policies DM1 and SP1 in Manchester Core Strategy.

Residential and Visual Amenity

Two Storey Front Extension and Porch Canopy

As noted above the two storey front extension would have approx. dimensions of Height 5 metres x Width 5m x Depth 3.8m. Additionally the extension would protrude past the principal elevation by 0.5 metres and be sited approx. 2.8 metres away from the southern shared boundary. Furthermore, the porch canopy would have approx. dimensions of Height 3.3m x Width 2.5m x Depth 1.5m. It is not considered that the proposed extensions along the front elevation would have significant overshadowing or overbearing implications on neighbouring properties. Therefore it is deemed not to give rise to any significant residential amenity upon neighbouring dwellings.

Proposals altering the front elevation of the original dwellings along the semi-detached dwellings situated within the local vicinity are extremely popular and comparable to the applicant's proposal. Examples of similar front extensions include; 24 Parrs Wood Avenue (application ref. 130668/FH/2021), 13 Parrs Wood Avenue (application ref. 123923/FH/2019) and 11 Parrs Wood Avenue (application ref. 124117/FH/2019). Therefore, the proposed extension would not form an incongruous feature within the streetscene. Additionally, the proposed ground floor and first floor front elevation windows would be obscurely glazed to a specification of no less than 5 of the Pilkington Glass Scale or other such equivalent. Due to the above stated reasons the proposal is considered acceptable and in accordance with saved UDP policy DC1 and Core Strategy Policies DM1 and SP1.

Single Storey Rear Extension

As noted above the proposed single storey rear extension would have approx. dimensions of Height 3.3m/ (at the eaves) 2.4m x Width 8.5m x Depth 3m. It should be noted that whilst the proposed extension would be sited approx. 0.15 metres away from the shared boundary with no. 8 Parrs Wood Avenue that an overbearing structure would not be present along the shared boundary given the single storey nature and boundary treatment between the two properties. Additionally, given the orientation of the properties overshadowing and loss of light to the neighbouring property would not be present. No side facing windows are present or proposed as part of this application, therefore it is deemed that no significant overlooking or loss of privacy implications would occur to the neighbouring property. A condition will be attached to any approval preventing any additional windows to be inserted into this proposal.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The proposed two storey front extension would match the existing with brick installed along the ground floor and a stoned rendered finish along the first floor. The single storey rear extension will match the existing brickwork. A materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Height, Scale and Massing

The height of the proposed two storey front extension appropriately relates to the height parameters of the existing building. The height of the proposed two storey front extension has tied in with the existing building. Therefore it is considered the proposed extension responds well to the dimensions, design and siting of the neighboring properties. It should be noted that

the two storey does protrude past the original elevation by 0.5metres and an additional 1.5 metres with the porch canopy's dimensions. However, this is a common feature within the streetscene with previous developments undertaking comparable extensions such as 11 Parrs Wood Avenue (application ref. 124117/FH/2019).

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

Car Parking

The existing off-street car parking arrangements would not be affected by the proposed extensions.

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 date of three years beginning with the date of 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:

Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 21 July 2022.

Drawing: GA Layouts ref. 3 REV A

Drawing: Block Plan ref. 05

Drawing: Location Plan

All stamped as received by the City Council as Local Planning Authority on 21 July 2022.

Drawing: Drawing: Elevations ref. 4 REV B, stamped as received by the City Council on 13 September 2022

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester 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 front elevation window and two first floor windows located within the bathroom 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

Transport For Greater Manchester
Network Rail
Sustrans

7 Parrs Wood Avenue, Manchester, M20 5WB
5 Parrs Wood Avenue, Manchester, M20 5WB
3 Parrs Wood Avenue, Manchester, M20 5WB
8 Parrs Wood Avenue, Manchester, M20 5ND
4 Parrs Wood Avenue, Manchester, M20 5ND

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
Area Team Boundary - Name: SOUTH AREA