

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134580/FH/2022

Date registered valid: 2 August 2022

Proposal: Erection of single storey side and rear extensions and two storey side extension to provide additional living accommodation together with elevational alterations following demolition of existing side extension

Address: 8A Parsonage Road, Manchester, M20 4PQ

Ward(s): Withington Ward

Applicant: A Russell 8A Parsonage Road, Manchester, M20 4PQ

Agent (if any): Jenny Hayes Lechler Hayes Architects The Coach House, 4A Grange Park Road, Cheadle, SK8 1HQ

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

Recommendation: Approve

Date of recommendation: 30 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2nd visit 28th September

Standard consultations:

Printed: 30 August 2022 Expired: 20 September 2022

Neighbour notifications

Printed: 30 August 2022 Expired: 20 September 2022

Site notice

Posted: 2 September 2022 Expired: 23 September 2022

Press advert

Published: 6 September 2022 Expired: 27 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is identified as 8A Parsonage Road. The site is located in a predominantly residential area adjacent to Withington District Centre. To the north is the rear garden and rear elevation of 8 Parsonage Road a large semi-detached villa. To the west is the side garden of a two/three storey rebuilt and extended former coach house in the rear garden of 6 Parsonage Road. To the east are the rear elevations of a pair of more modern semi-detached properties on Heaton Road. These properties have modest 6.5 metre rear gardens. To the rear (south) is the parking court to a residential development on St Pauls Road.

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: As for above

Description of area

The area is predominantly residential comprising mainly of villa style properties however the proposal site is a much later addition to the area being a detached property of a contemporary style. It sits on a plot that was formerly the rear garden of the villa property that occupies 8 Parsonage Road

Description of development

The proposal is for the erection of single storey side and rear extensions and a two-storey side extension to provide additional living accommodation in the form of a family room and open plan lounge to the ground floor, and a store to the ground floor with an ensuite bathroom above to serve the master suite for the 2 storey side extension.

There will also be some internal reconfiguration to subdivide bedroom 1 making it three bedrooms in total. The current single storey side extension has a glazed roof, during its partial

demolition and rebuild it would be given a slate roof with 3 Velux style roof lights incorporated to provide additional natural lighting.

The rear extension is in an area that is currently a storage area with a glazed roof, this would be extended widthways with a brick wall built within the boundary wall to enclose the area to create a pantry and utility room.

Consultations & Notification Responses

Local Residents- were informed one representation has been received. This property directly overlooks my property. The proposed extension and erection of the single storey side extension, part first floor rear extension and two storey side extension will mean this property would be an enormous house with windows directly facing my rear bedroom and bathroom. The building work would need extensive foundations which could affect drainage, soil stability and wildlife habitat.

The proposed development would block light entering my property. It will also mean there is no privacy in my garden.

The existing house has already diminished the privacy and light quality of my property and I am very concerned at the thought of further intrusion both to my property and the property adjoining. This development is not in keeping with the Withington Conservation Area policies.

Arboriculture- We would expect to see adequate tree protection measures in place and no storing of heavy and harmful materials or machines, within the outlined/ fenced areas.

Providing that the methodology prescribed on this Arboricultural Method Statement and Tree Protection Plan is strictly adhered to, It would be expected that there would be no harmful effects on the retained trees, their health and condition should be as if there had been no development. Therefore, no objections to the proposal

Withington Civic Society-no representations received.

Issues

Core Strategy

The relevant Core Strategy Policies are SP1, DM1 and EN3

Policy SP1 sets down the spatial principles that will guide development in the City including the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to preserve or enhance the City's heritage assets

Unitary Development Plan

The relevant saved UDP policies are DC1 and DC18

Policy DC1 establishes the principle of extending a house to meet the changing needs of the occupiers, whilst not adversely impacting upon the character of the building or the area.

Policy DC18 seeks to preserve or enhance the City's conservation areas.

NPPF

Section 16 and Paragraphs 189 through 208 relate to Conserving and Enhancing The Historic Environment.

Paragraph 189 says these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 197 says that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viability.

Principle

Whilst policy DC1 establishes the principle of enlarging a property to meet the changing needs of the occupiers, the original consent for the property, reference 090619/FO/2009/S1, included a condition which removed the permitted development rights in order that the Council could assess the impact of any extensions. Previously two extensions have been approved, both of these were single storey, one at the side and the other at the rear. It is therefore considered that the presumption contained within policy DC1 is not applicable in this instance. The issues surrounding the extension are discussed in the following sections.

Scale

The single storey side extension is a replica of a previously approved extension in terms of its scale and is therefore considered acceptable. The existing extension is to be partially demolished rather than a wholesale demolition and re-build. The rear extension remains the same in terms of rearward projection, and the additional width as a single storey extension is considered acceptable. There were concerns with regards to the previous application ref:132974/FH/2022 (currently at appeal) due to the cumulative impact of the ground floor extension together with the large first floor extension. This element has been removed from this application currently under consideration and as such results in single storey development and minor 2 storey development of a scale which retains subservience when viewed in the context of the property itself and those within the area it is located.

In terms of the two- storey side extension this is quite modest in its scale and by being set far back from the property's front face is considered to be acceptable in terms of scale.

Design

The single storey side extension is considered acceptable in design terms as it is not significantly different to the extension it replaces, the principle differences being a solid roof and the bi folding doors to the front and rear. The existing facing material is a grey slate cladding. This results in a contemporary finish. The proposed materials will be a grey fibre cement weatherboard and will be of the same colour pallet as the existing property. The property cannot be seen from within the street scene and the immediate neighbouring properties comprise of a mix of materials including render and cladding. As such it is considered that the materials and design are considered acceptable.

Residential Amenity

There are no new windows proposed as part of the development that would overlook adjacent residential accommodation. The closest parts of the scheme to neighbouring residential accommodation are either single storey or modest in their scope and do not impact on the adjacent accommodation.

It is therefore considered that the proposed development would not have a significant impact on residential amenity.

Visual Amenity-

Whilst it is acknowledged that the main elements of the host property are constructed in brickwork, there are existing accents of contemporary detailing as on other properties within the Conservation area. It is therefore considered that the small amount of the contemporary detailing being purely on the modest single storey extensions is considered acceptable.

Impact on the character of the Conservation Area

The property itself cannot be readily viewed from within the street scene. It can be viewed from within the boundaries of the neighbouring properties but given the established boundary treatments the single storey elements are not highly visible, and the 2 -storey extension is along the side which borders 6A Parsonage Road Which has the benefit of established tree cover along the boundary. As such the amount of development proposed through this current application is not considered to have a detrimental impact upon the character and views into and out of the Withington Conservation area.

Conclusion

On balance the reduced scheme to that previously refused is considered acceptable in terms of size, siting, design and impacts upon amenity and the Conservation area.

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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

LHA-A-PL-20-101 Proposed Elevations and Floor Plans received 2nd August 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) Notwithstanding the details of materials on plan ref LHA-A-PL-20-101 and the application forms no above groundworks hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The works hereby approved shall be carried out in accordance with the tree protection works and methodology within the Tree Survey BS5837:2012 undertaken 4th of November 2021 by Treesure consultants received 2nd August 2022

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Withington Civic Society

Flat 6, 12 St Pauls Road, Manchester, M20 4PG
Flat 5, 12 St Pauls Road, Manchester, M20 4PG
Flat 4, 12 St Pauls Road, Manchester, M20 4PG
Flat 3, 12 St Pauls Road, Manchester, M20 4PG
Flat 2, 12 St Pauls Road, Manchester, M20 4PG
Flat 1, 12 St Pauls Road, Manchester, M20 4PG
5 Parsonage Road, Manchester, M20 4PB
8 St Pauls Road, Manchester, M20 4PG
9 Parsonage Road, Manchester, M20 4PB
16 St Pauls Road, Manchester, M20 4PG
14 St Pauls Road, Manchester, M20 4PG
4 St Pauls Road, Manchester, M20 4PG
10 Parsonage Road, Manchester, M20 4PQ
Flat 3, 10 St Pauls Road, Manchester, M20 4PG
Printers Press Cottage, 3C Parsonage Road, Manchester, M20 4PB
6A Parsonage Road, Manchester, M20 4PQ
Flat 25, 10 St Pauls Road, Manchester, M20 4PG
Flat 24, 10 St Pauls Road, Manchester, M20 4PG

Flat 23, 10 St Pauls Road, Manchester, M20 4PG
Flat 22, 10 St Pauls Road, Manchester, M20 4PG
Flat 21, 10 St Pauls Road, Manchester, M20 4PG
Flat 20, 10 St Pauls Road, Manchester, M20 4PG
Flat 19, 10 St Pauls Road, Manchester, M20 4PG
Flat 18, 10 St Pauls Road, Manchester, M20 4PG
Flat 17, 10 St Pauls Road, Manchester, M20 4PG
Flat 16, 10 St Pauls Road, Manchester, M20 4PG
Flat 15, 10 St Pauls Road, Manchester, M20 4PG
Flat 14, 10 St Pauls Road, Manchester, M20 4PG
Flat 12, 10 St Pauls Road, Manchester, M20 4PG
Flat 11, 10 St Pauls Road, Manchester, M20 4PG
Flat 10, 10 St Pauls Road, Manchester, M20 4PG
Flat 9, 10 St Pauls Road, Manchester, M20 4PG
Flat 8, 10 St Pauls Road, Manchester, M20 4PG
Flat 7, 10 St Pauls Road, Manchester, M20 4PG
Flat 6, 10 St Pauls Road, Manchester, M20 4PG
Flat 4, 10 St Pauls Road, Manchester, M20 4PG
Flat 2, 10 St Pauls Road, Manchester, M20 4PG
Flat 1, 10 St Pauls Road, Manchester, M20 4PG
Flat 5, 10 St Pauls Road, Manchester, M20 4PG
7A Parsonage Road, Manchester, M20 4PB
Flat 3, 12 Parsonage Road, Manchester, M20 4PQ
Flat 3, 11 Parsonage Road, Manchester, M20 4PB
2B St Pauls Road, Manchester, M20 4PG
8 Parsonage Road, Manchester, M20 4PQ
6 St Pauls Road, Manchester, M20 4PG
12 St Pauls Road, Manchester, M20 4PG
Flat 2, 12 Parsonage Road, Manchester, M20 4PQ
Flat 1, 12 Parsonage Road, Manchester, M20 4PQ
Flat 4, 11 Parsonage Road, Manchester, M20 4PB
Flat 2, 11 Parsonage Road, Manchester, M20 4PB
Flat 1, 11 Parsonage Road, Manchester, M20 4PB
2A St Pauls Road, Manchester, M20 4PG
7 Parsonage Road, Manchester, M20 4PB
6 Parsonage Road, Manchester, M20 4PQ

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 - Withington Conservation Area 1983
Area Team Boundary - Name: SOUTH AREA