



DESIGN STATEMENT

Extensions to
8a Parsonage Road, Withington, M20 4PQ

July 2022

DESIGN STATEMENT**Extension to 8a Parsonage Road, Withington, M20 4PQ****July 2022****Introduction**

This statement has been prepared in support of a planning application to extend The Coach House, 8a Parsonage Road, Withington, M20 4PQ.

The property is located within the Withington Conservation Area to the rear of 8 Parsonage Road and occupies a spacious and secluded spot within the Withington Conservation Area. It was constructed circa. 2012 as a 1.5 storey, 2-bedroom, detached property with further single storey additions in 2015 to increase living space at ground floor to the side and rear.

The current owners purchased the property in December 2015, have 2 young sons and need additional, varied living space to suit a growing family and support a more flexible working arrangement from home when necessary.



Google Satellite Imagery

DESIGN STATEMENT**Extension to 8a Parsonage Road, Withington, M20 4PQ****July 2022****Planning History**

Planning applications relating to the property are summarised below:

080656/FO/2006/S1	Erection of a two storey detached dwelling in rear garden	Refused December 2006
083217/FH/2007/S1	Erection of a 1.5 storey building to form additional leisure space in rear garden	Approved August 2007
085158/FO/2007/S1 (APP/B4215/A/08/2081582)	Erection of a 1.5 storey x 2 bedroom dwellinghouse in rear garden	Refused Jan 2008 Appeal allowed, planning approval November 2008
090619/FO/2009/S1	Erection of two storey dwellinghouse within rear garden	Approved Sept 2009
092244/FH/2010/S1	Erection of single storey extension to Coach House	Approved February 2010
093920/TCA/2010/S1	Fell 1 Horse Chestnut tree	Approved Aug 2010
093985/NMC/2010/S1	Non-material amendment to planning permission 090619/FO/2009/S1 for the insertion of an obscurely glazed window to side elevation	Approved October 2010
094622/TCA/2010/S1	Remove 1 Monkey Puzzle tree	Objection Nov 2010
095716/TPO/2011/S1	Remove 1 Monkey Puzzle tree	Refused April 2011 Appeal allowed, planning approval granted July 2011
106817/FH/2014/S1	Erection of single-storey side extension to form additional living accommodation	Approved November 2014
132794/FH/2022	Erection of single storey side extension, part single part first floor rear extension and a two storey side extension to provide additional living accommodation following demolition of existing side extension	Refused May 2022

The following conditions remain relevant for any future works to the property:

- The development site lies within 250m of a registered landfill site or in close proximity to a potential historical source of landfill gas. Any reconstruction or new construction affecting ground floor structures will include the installation or adaptation of a proprietary gas protection membrane in order to alleviate any possibility of landfill gas ingress to the building (106817/FH/2014/S1 Condition 4).
- The property is to meet Secured by Design Standards.
(APP/B4215/A/08/2081582 Condition 4)
- Retention of trees & shrubs – as all trees in Conservation Areas are subject to protection, a tree survey to BS5837:2012 was commissioned by the applicant in November 2021. Treesure have prepared a report in support of this application which includes a tree constraints plan and tree protection plan.

DESIGN STATEMENT**Extension to 8a Parsonage Road, Withington, M20 4PQ****July 2022****Proposals**

The revised proposals seek to address concerns raised by the case officer during the determination and refusal of 132794/FH/2022 and now include the following:

1. Ground floor rear extension up to the boundary fence to provide additional utility / kitchen space in place of the existing external covered storage area together with internal alterations.
2. First floor side extension (west) with en-suite to master bedroom, with storage below in place of the existing single storey sauna.
3. Internal alterations to provide a 3rd bedroom at first floor.

Gross Internal Area

The net increase in gross internal area (GIA) from the original house (including the existing ground floor extensions):

Ground Floor	12m ²
First Floor	3.3m ²
Total	15.3m²

Transport and Car Parking

The property is in Withington, one of the South Manchester district centres with a wide range of local and community facilities.

Withington is a highly accessible location, adjacent to key transport corridors – with local bus routes along Wilmslow Road, Burton Road Tram Stop (0.7 miles) and Mauldeth Road Railway Station (0.9 miles). Access to the Bee Network cycling routes is also available via the Fallowfield Loop line (Floop), Stockport Branch canal, Yellow Brick Road.

The driveway can accommodate up to 3 no. vehicles parked in tandem formation and provides level access to the property.

Withington Conservation Area

Relevant Policy - DC18 of the UDP – Conservation Areas and Policy EN3 'Heritage' of the Manchester Core Strategy. The extensions are of similar style and proportion to the existing property and include high quality material palette which will not harm the visual amenity of the area.

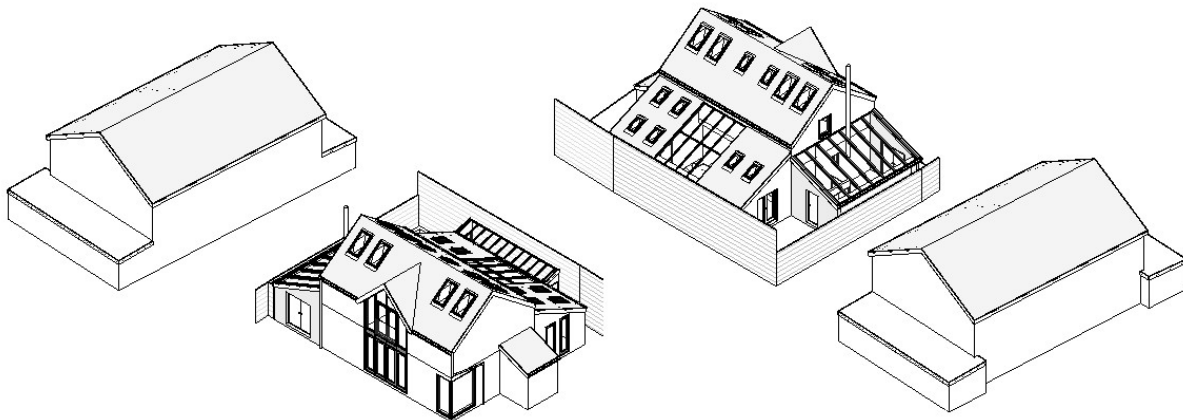
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Reasons for the decision to refuse application 132974/FH/2022 were due to:

- i) the proposed extensions being considered overly large and have an incongruous appearance detrimental to the character of Withington Conservation Area.
- ii) The cumulative impact of the proposed extensions ceasing to be subservient to the host property to the detriment of the character of the property and wider area.

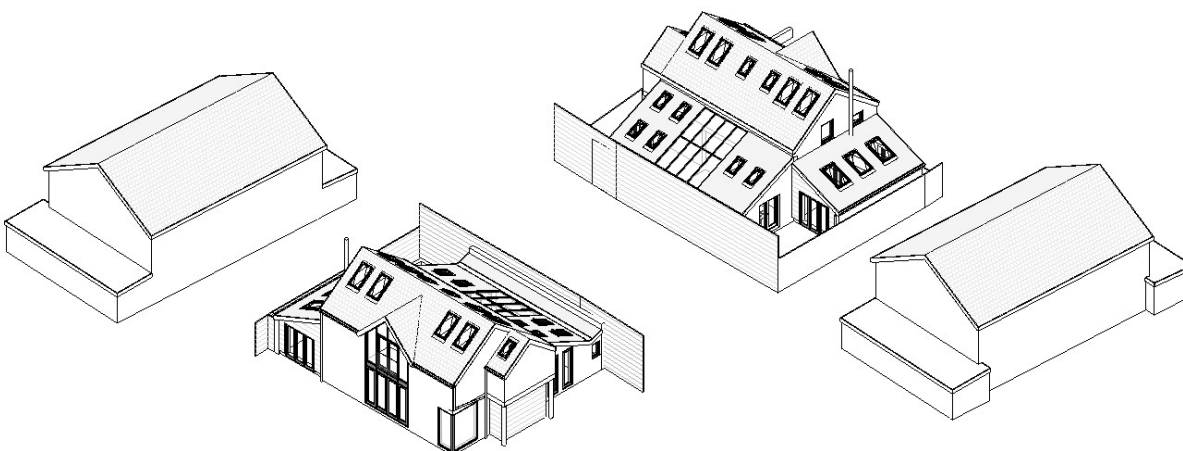
The 3D views below demonstrate that:

- i) the revised proposals present limited change to the overall form of the existing property.
- ii) the new ensuite extension remains subservient to the original house and is set back from the principal façade.
- iii) The new areas of warm roof with slate finish are in-keeping with the host property.



Existing - Indicative 3D View (NW)

Existing - Indicative 3D View (SE)



Proposed - Indicative 3D View (NW)

Proposed - Indicative 3D View (SE)

Windows

The ground floor layout currently has an open access stair from the living area which required the addition of an obscured window to the eastern gable for fire escape purposes and compliance with Part B of the Building Regulations. This was approved under an NMA application (Ref:093985/NMC/2010/S1).

A small window has been introduced to the north-east gable to provide fire escape from the proposed bedroom 3.

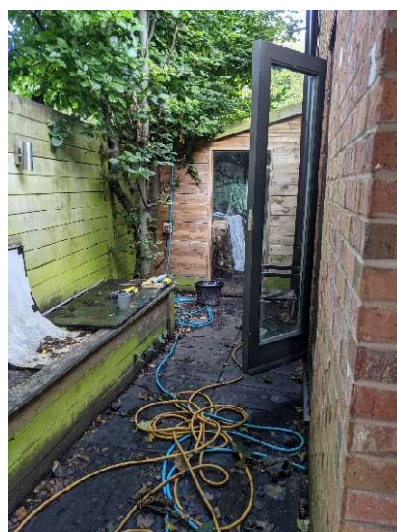
Sustainability

The owners are committed to reducing or eliminating their dependency on gas fired boiler and reducing carbon emissions. As such, they are exploring opportunities to incorporate the following as part of the reconstruction and extension:

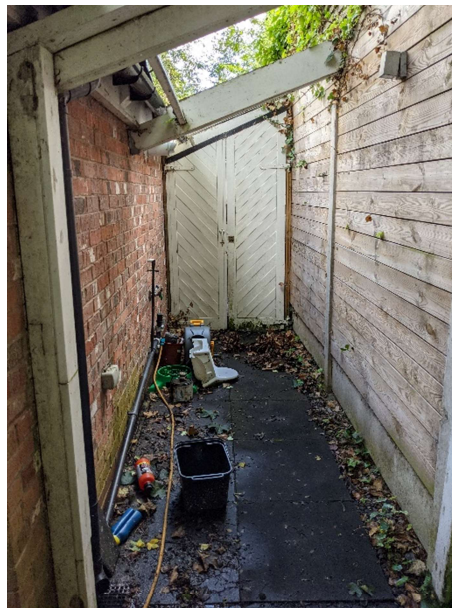
- Thermal performance of any new floor construction, external walls and glazed elements to meet current Part L or better.
- Combination of solar photovoltaic (PV) panels with an air source heat pump to generate both heating and hot water.
- Solar battery storage
- Electric charging point

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PHOTOS OF THE EXISTING PROPERTY

DESIGN STATEMENT**Extension to 8a Parsonage Road, Withington, M20 4PQ****July 2022****Entrance & approach to the property****Rear Courtyards & Boundary Condition***Eastern Courtyard (boundary with St Paul's Rd properties)**Western Courtyard (boundary No.6a Parsonage Rd)*

DESIGN STATEMENT**Extension to 8a Parsonage Road, Withington, M20 4PQ****July 2022****Boundary Conditions***Western boundary No.6a Parsonage Rd**Northern boundary No.8 Parsonage Rd**Eastern boundary to 2a & 2b St Paul's Rd**Eastern boundary to 2a & 2b St Paul's Rd**Western boundary No.6a Parsonage Rd*

DESIGN STATEMENT**Extension to 8a Parsonage Road, Withington, M20 4PQ****July 2022****Rear Storage Area****Car Park of No.4 – 16 St Paul's Road**

Existing vegetation to the car park side of the rear boundary



Viewed from west, looking east towards St Paul's Rd.