



Householder Appeal

Grounds of Appeal

**The Coach House
8a Parsonage Road
Withington
Manchester
M20 4PQ**

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.

A Russell

August 2022

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1. INTRODUCTION

- 1.1. This appeal statement has been prepared by Emma Jones MRTPI of Acer Town Planning on behalf of the applicant Anthony Russell. It accompanies a householder appeal under s.78 of the Town and Country Planning Act 1990 against the refusal of planning application (LPA ref. 132974/FH/2022) by Manchester City Council (the Council) at The Coach House, 8a Parsonage Road, Withington for:

“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.”

- 1.2. The application was refused for the following reasons listed on the decision notice:

1. Having regard to the position of the proposed extensions to a dwelling in what was the rear garden of a house within the Withington Conservation area it is considered that the proposed extensions would result in the property being over large and having an incongruous appearance to the detriment of the character of the Withington Conservation Area. The proposed development is therefore contrary to the provisions of Core Strategy policies SP1, DM1 and EN3 and saved Unitary Development policies DC1 and DC18 and the policy contained in the National Planning Policy Framework.
2. The cumulative impact of the proposed extensions is such that they would cease to be subservient to the host property to the detriment of the character of the property and the wider area. The proposed development is therefore contrary to the provisions of Core Strategy policy DM1, EN3 and saved Unitary Development Plan policies DC1 and DC18.

- 1.3. This structure of the remainder of this appraisal is as follows:

- **Section 2:** provides an overview of the property, surroundings and relevant planning history.
- **Section 3:** describes the planning policy considerations
- **Section 4:** provides a planning analysis of the appeal proposal.
- **Section 5:** concludes the statement.

2. SITE, SURROUNDS AND PLANNING HISTORY

Property and Surrounding Area Characteristics

- 2.1 The appeal property is an existing 1.5 storey 2 bedroom detached residential dwellinghouse built circa 2012 with further single storey extensions added to the side and rear in 2015 to increase the living space at the ground floor.
- 2.2 It represents a contemporary interpretation of a Victorian coach house built in traditional red brick with slate roof reflective of neighbouring buildings. The 2015 extensions are clad in timber, stacked slate cladding and brick to match the original house.
- 2.3 The Coach House is relatively secluded being set at the rear of garden previously belonging to 8 Parsonage Road. It is situated just within the Withington Conservation Area along its boundary and is close to the main shopping centre of Withington.
- 2.4 To the north the house shares a garden boundary and driveway onto Parsonage Road with number 8 Parsonage Road – a semi-detached 2.5 storey Victorian villa.
- 2.5 To the south (rear) of the site is a car park associated with the part three, part four storey Crosby Homes residential development at 4 – 16 St Paul's Road. This boundary is also the conservation area boundary. St. Pauls Church, a grade II listed building, is situated to the south west of the property and also within the conservation area boundary.
- 2.6 To the west is number 6a Parsonage Road – a three-storey coach house in what was previously the garden of 6 Parsonage Road. To the east lie two-storey semi-detached properties at 2a and 2b St Paul's Road.
- 2.7 The existing garden includes mature boundary trees, hedging and shrubs with lawn and terraced area.
- 2.8 The surrounding area is characterised by Victorian and Edwardian era villa style houses with some more recent developments such as the large apartment complex to the rear of the site and the post-war semi-detached houses to the east.
- 2.9 The centre of Withington along Wilmslow Road is characterised by Victorian era two and three storey buildings with ground floor commercial uses as well as several Victorian era municipal buildings and churches.
- 2.10 The Conservation Area is a linear area focused on Wilmslow Road. To the west of Wilmslow Road, the boundary is generally drawn tightly around the rears of the front

line of development, whereas to the east of Wilmslow Road, the boundary stretches further back to include buildings and streets which are well-preserved, and includes rows of Victorian terraces, along with large villa properties set in sizable plots, such as the appeal site.

- 2.11 The appeal site is located on the eastern extent of the Conservation Area on Parsonage Road which is characterised by semi-detached villas set in long plots.
- 2.12 The property and surrounds can be seen in Figures 1-6.

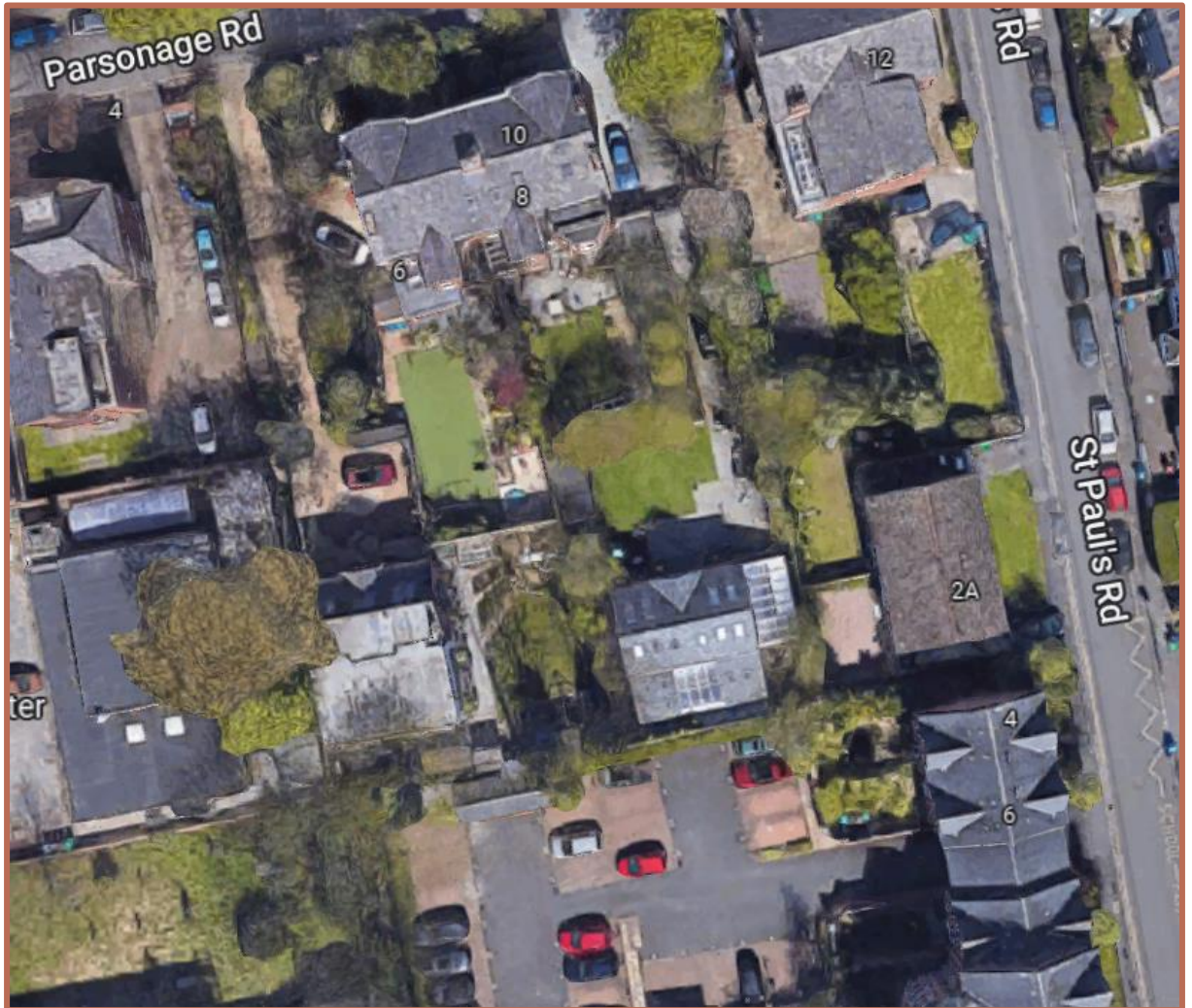


Figure 1: Google Maps satellite imagery showing 8A Parsonage Road in the centre of the picture to the west of 2A St. Paul's Road: Accessed August 2022

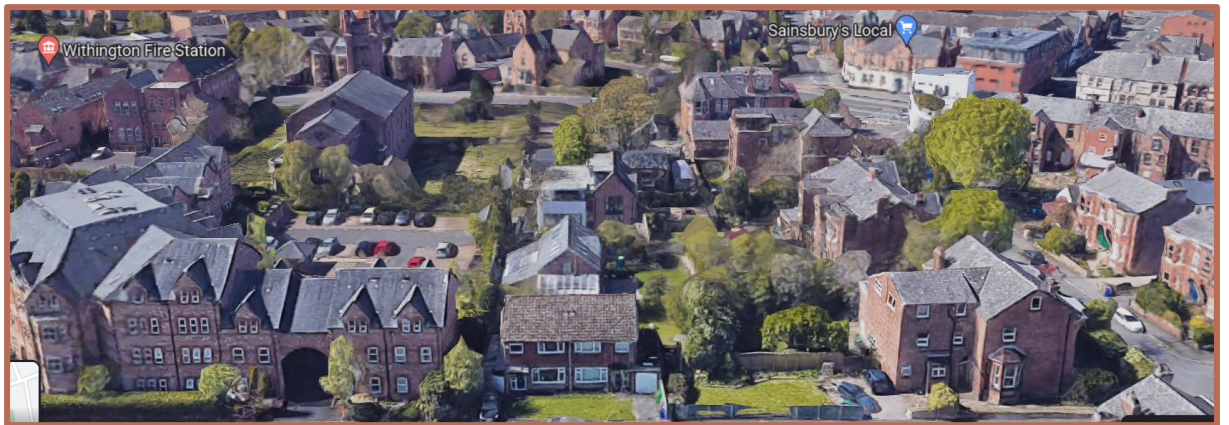


Figure 2: Aerial view looking westward with properties along St Paul's Road in the foreground. Google Maps satellite imagery: Accessed August 2022

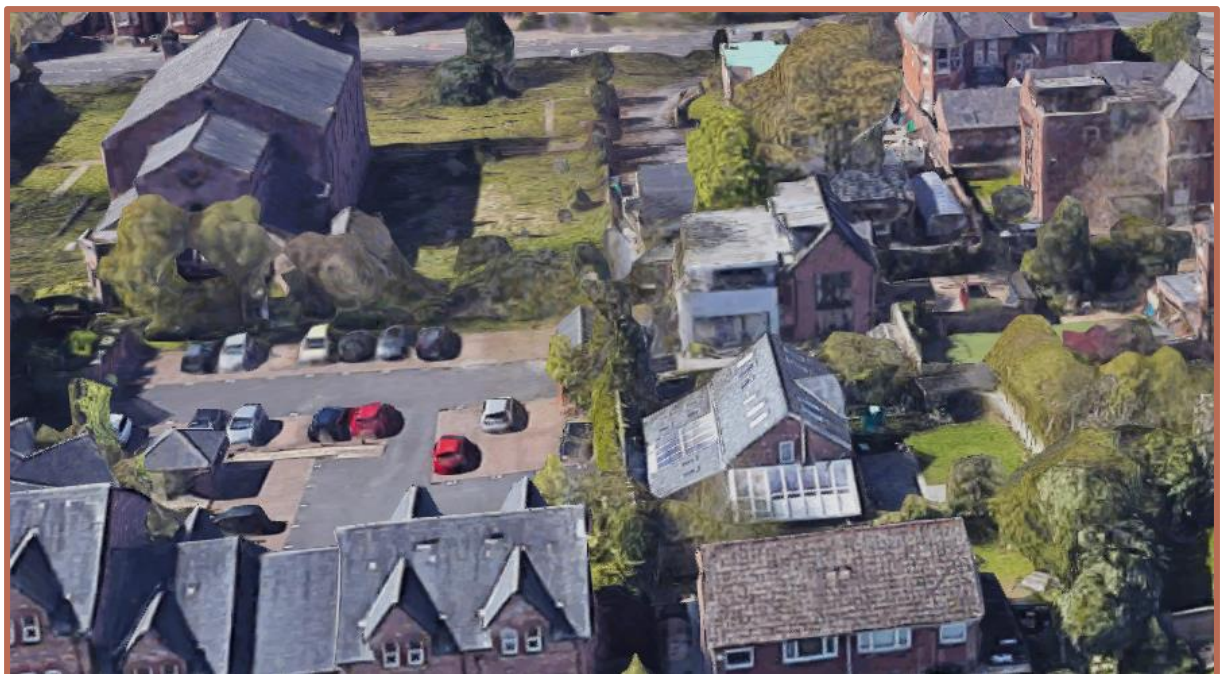


Figure 3: Aerial view looking westward – properties along St Paul's Road in the foreground. Google Maps satellite imagery: Accessed August 2022



Figure 4: Aerial view looking northwards with the rear of 8A Parsonage Road in the centre of the picture. Google Maps satellite imagery: Accessed August 2022



Figure 5: Aerial view looking north east with St. Pauls church in the far right. Google Maps satellite imagery: Accessed August 2022



Figure 6: Aerial view looking south showing 8a and 6a Parsonage Road 'Coach Houses' in the centre of the image. Google Maps satellite imagery: Accessed August 2022

Planning History

2.13 The following planning history is relevant to the appeal proposal.

Reference Number	Description	Decision and Date
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 January 2008 Appeal allowed 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 August 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 November 2010
095716/TPO/2011/S1	Remove 1 Monkey Puzzle tree	Refused April 2011 Appeal allowed July 2011
106817/FH/2014/S1	Erection of single-storey side extension to form additional living accommodation	Approved November 2014

- 2.14 In summary, the original proposal for a 1.5 storey residential dwelling was allowed on appeal in November 2008 (Appeal Decision APP/B4215/A/08/2081582). A further application (LPA ref: 090619/FO/2009/S1) in 2009 established the principal of a taller 1.5 storey dwelling more akin to the height of a 2 storey property. This latter permission was implemented and has since been extended to the rear and side following the subsequent planning approvals listed above.

3. APPEAL PROPOSAL

Proposed Development

- 3.1 The application was submitted to the Council on 18th March 2022 and sought householder planning permission for the following:
1. New front entrance door with canopy
 2. Ground floor rear extension up to the boundary fence to provide additional utility / kitchen space to replace external covered storage area.
 3. Side extension (east) to provide 1.5 storey above existing playroom and additional bedroom / home office with en-suite.
 4. Side extension (west) to provide en-suite to master bedroom, with storage below.
 5. First floor rear extension to provide an additional bedroom over the existing kitchen area.
- 3.2 Following comments made by the Council planning officer during the application amended plans (drawing A-PL-20-003 Revision A) were submitted to exclude the proposed 1.5 storey eastern side extension as it was considered to be overbearing to the adjacent properties on St. Paul's Road.
- 3.3 Accordingly, the application description was amended to:
- '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.'*
- 3.4 The amended plans instead proposed the demolition of the existing single storey extension on the east side of the property and its replacement with a single storey extension on the same footprint. The extension would have a mono pitch roof, with three roof lights and there would be bi folding doors in the front and rear elevations. The extension would be finished in dark grey cement fibre cladding.
- 3.5 To the rear, the existing single storey rear extension would be retained and enlarged to infill the area between the rear elevation and the rear boundary wall. No windows are proposed in the rear extension but the existing partially glazed roof will be modified to incorporate a glazed panel and roof light. Bifold doors are proposed on the eastern elevation with a door and window proposed on the western side. The sides of the extension would be finished in the dark grey cement fibre board, the rear elevation would be brick.

- 3.6 The proposed first floor rear extension would be positioned centrally and project the depth of the existing rear extension. It would have a dual pitch roof with two roof lights per side and two obscure glazed windows in the rear elevation. The extension would be clad in the dark grey cement fibre boards.
- 3.7 On the west elevation there would be a two storey extension the first floor being built of brick and supported on columns with a storage container below. The extension would have a dual pitch roof with a roof light in the front facing slope. The extension would project 1.4 metres and be approximately half the depth of the property.

Consultation Responses

- 3.8 One local resident objection letter was received to the planning application. No other consultee comments are available. The objection is summarised in the Officer's report as follows with the appellants comments where relevant in square brackets:
- The proposed development would obstruct views from the houses on Heaton Road [Heaton Road is some distance from the appeal site.]
 - The Juliet balcony of the extension overlooks the garden of 2a. [This has now been excluded from the amended plans.]
 - Page 8 of the heritage statement states the proposed side extensions to the left and right) will provide a more attractive high quality frontage; it is hard to see how adding a further extension on an already very tight site could add to the currently balanced building, while blocking out views of gardens and trees for households 8 parsonage 2a and 2b st Pauls road. [The amended plans have removed the first floor side extension.]
 - Photo 6 of the heritage statement shows 8a as an already wide building but echoes number 6a adding a further 3m double height and roof extension to the right (and a meter to the left) makes it unusually wide and imposing. [The amended plans have removed the first floor side extension.]
 - 8a was based on an oak framed barn and redesigned to fit in with the vernacular brick and slate. The side extension has split face granite from the Belgian based company Beltrami a superior product which fits a conservation area which gives a pleasing finish, do grey fibre cement weather board planks really maintain this high calibre appearance.
 - The development will impact on the adjoining trees.
 - With a 1.3m tree protection fence along the driveway would mean it is virtually impossible to get any vehicles down the driveway.

- As part of the planning permission to protect trees G4-C2 it has to be taken into account that it is unworkable/unbuildable with the tree protection in place unless the tree protection would be removed by necessity.
- What is protecting the canopy and roots of G3-B2 along the drive if a space of this distance is required?
- The site was developed to its limit anything more was felt by the planning department to be cramped, even to build on the plot was a result of an appeal.
- This is an overdevelopment and detracts from the conservation area from what is a very pleasant well designed unique building.

4. POLICY CONSIDERATIONS

- 4.1 This section sets out the key local planning policy considerations relevant to the appeal proposal.

Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

- 4.3 The statutory development plan for the area comprises:

- Manchester City Council Core Strategy Development Plan (adopted July 2012)
- Extant Manchester City Council Unitary Development Plan Documents
- Greater Manchester Joint Waste Strategy (adopted July 2012)
- Greater Manchester Joint Minerals Strategy (April 2013)

- 4.4 The Core Strategy replaced significant strategic parts of the former Unitary Development Plan. The Core Strategy forms the framework that planning applications are assessed against together with relevant saved UDP policies that can be considered up to date with national planning policy.

- 4.5 Policies considered relevant to the appeal proposal are summarised below:

Core Strategy CS1 'Overall Spatial Strategy Delivering Sustainable Development'

- 4.6 This policy sets out the presumption in favour of sustainable development and sets out general sustainability considerations against which all proposals will be assessed to secure development that improves the economic, social and environmental conditions in the area.

Core Strategy Policy SP1 'Spatial Principles

- 4.7 The policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 including the need to create well designed places that enhance or create character.

Core Strategy Policy DM1 'Development Management'

- 4.8 This policy gives guidance that new development should have regard to factors including impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.

Core Strategy Policy EN3 'Heritage'

- 4.9 The policy states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

UDP Policies DC1.1 and DC1.2 Residential Extensions

- 4.10 UDP Policies DC1.1 and DC1.2 require extensions to residential properties to have regard to a range of factors. Those that are relevant include the general character of the property; the effect upon the amenity of neighbouring occupiers; loss of sunlight, daylight or privacy; the overall appearance of the proposal in the street-scene, loss of off-street car-parking.

UDP Policy DC18 Conservation Areas

- 4.11 The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).

Other Material Considerations

National Planning Policy Framework

- 4.12 The National Planning Policy Framework 2021 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies taken as a whole.
- 4.13 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.14 Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area as well as being visually attractive as a result of good architecture, layout and appropriate and effective landscaping. It also requires decisions to create places that are safe, inclusive and

accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

4.15 Paragraph 134 sets out:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

4.16 Paragraph 195 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

4.17 Paragraph 199 states the following:

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.

4.18 Paragraph 204 requires:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5. PLANNING ASSESSMENT

- 5.1 Planning law requires that planning applications, and subsequently appeals, must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.
- 5.2 The National Planning Policy Framework is a material consideration in all planning decisions.
- 5.3 Refusal Reason 1 states that the extensions being *'over large and having an incongruous appearance to the detriment of the character of the Withington Conservation Area'*.
- 5.4 Refusal Reason 2 refers to *'the cumulative impact of the proposed extensions is such that they would cease to be subservient to the host property to the detriment of the character of the property and the wider area'*.
- 5.5 Further detail is provided in the Officer's Report which states that:

'The rear extension whilst remaining the same in terms of width is increased by 1.53metres up to the boundary, whilst this is not a large increase across the width of the property it is considered to be significant and removes the space from around the building, coupled with the large first floor extension it is considered that the scale of the extensions is such that it undermines the original concept of the building as a coach house in the grounds of a villa.'

'The principle[sic] concern with the design of the extensions is the pallet of materials, however, this could be remedied through negotiation and therefore does not form a reason for refusing consent.'

'It is considered that the cumulative impact of the proposed and existing extensions is such that they are no longer subservient to the host property which would lose its original design ethos as a coach house within the grounds of a larger property.'

'It is considered that the property has already been significantly enlarged and that its further enlargement would result in a building of such a scale that it adversely impacts on the original concept of the building and would be contrary to the scale and character of buildings found in similar positions within the Conservation area. It should also be noted that the proposed extension would be clearly visible from

the new residential development to the rear of the site and the semi public car park. It is therefore considered that this site is particularly visible.'

- 5.6 The key issue is therefore considered to be the size of the rear extensions in particular and their impact upon both the character of the property and the conservation area.
- 5.7 The proposed extensions to the property have been designed to enhance the character and appearance of the property and harmonise with the materials of the original house and adjacent buildings. The officer's report refers to the pallet of materials proposed being of concern. If the appeal is allowed, the appellant considers that materials could be conditioned should the Inspector consider it necessary for changes to be made to the pallet proposed.
- 5.8 The Officer's report confirms that the proposed side extensions are of an acceptable scale and it is the proposed rear extensions that are considered cumulatively to be contrary to the scale and character of buildings found in similar positions in the conservation area.
- 5.9 In terms of the character of the property it was originally designed to complement the style of the adjacent coach house at number 6 Parsonage Road (now demolished) and its redevelopment. This included incorporating key architectural details including the use of red brick and a similar elevation in terms of its proportion with a central bay feature. The proposed appeal extensions would not detract from this coach house appearance at the front of the property.
- 5.10 Considering '*the scale and character of buildings found in similar positions in the conservation area*', there are only a few examples of coach houses in the rear of larger properties.
- 5.11 The adjacent number 6a Parsonage Road replaced the former coach house at the rear of 6 Parsonage Road circa 2007. 6a Parsonage Road has been designed in a partly contemporary style but with a more traditional frontage facing into the conservation area. To the rear the property reads as a 3 storey flat roof modern dwelling. Number 6a is significantly larger than 8a being a 2.5 storey property occupying a larger footprint within its grounds.
- 5.12 The proposed appeal first floor extension would read as an outrigger when viewed from the rear and whilst this addition might not be considered 'coach house' in design, there is a precedent of allowing a hybrid approach to allow a modern design at the rear of the neighbouring property which does not read as a coach

house from this vantage. This was considered by officers at the time to make a positive contribution to the conservation area (see planning application 079959/FO/2006/S1 Officer Report at Appendix 2).

- 5.13 During the application correspondence, in relation to the Council considering the proposal to be overdevelopment, the planning officer commented that the larger property 6a was allowed under a different development plan and national guidance (see office correspondence at Appendix 1). However, whilst that is the case, the requirement to consider the impact of proposals upon heritage assets can be considered broadly similar. Furthermore, the officer stated that 6a was a rebuild of an existing coach house, although it is not made clear why that is relevant to the impact upon the conservation area and size of the property.
- 5.14 Refusal reason 2 refers to the extensions not being subservient to the host property. Focusing upon the proposed first floor extension, as the officer report confirms the scale of the side extensions is acceptable, it would sit at a right angle to the rear roof in a central position. The design is subservient being set in from the sides of the roof and not projecting beyond the existing ground floor footprint. It would be similar in design to outriggers found throughout the wider area including within the conservation area and as such would be an unobtrusive feature from where it can be seen.
- 5.15 Figures 7-11 show views of the property looking into the site from the car park to the rear. The rear of number 6a can also be seen in figures 9 and 10. Figure 12 shows the site relative to the conservation area and surrounding area.
- 5.16 The proposed rear extensions would not be visible from within the conservation area and there are extremely limited public views of the rear of the property. There would be limited view filtered by existing mature trees from the grounds of the grade II listed St. Paul's Church – as shown in the Heritage Statement. The proposed rear extension would only be visible from the adjacent car parking area and apartments on St Pauls Road (both outside of the conservation area).
- 5.17 It is therefore considered that the proposal would have a neutral impact upon the significance of views into the conservation area and would not be contrary to the development plan or NPPF.



Figure 7: Photograph looking north from car park at rear showing the rear of 8a Parsonage Road taken July 2022



Figure 8: Photograph looking north east from car park at rear showing the rear of 8a Parsonage Road taken July 2022



Figure 9: Photograph looking north from car park at rear showing the rear of 8a and 6a Parsonage Road taken July 2022



Figure 10: Photograph looking north from car park at rear showing the rear of 8a and 6a Parsonage Road taken July 2022



Figure 11: Photograph looking northeast from car park at rear showing the rear of 8a Parsonage Road taken July 2022



Figure 12: Extract from Heritage Statement showing site in relation to the conservation area boundary and St Paul's Church.

6. CONCLUSION

- 6.1 This householder planning appeal has been submitted by Emma Jones MRTPI of Acer Town Planning on behalf of Anthony Russel against the refusal by Manchester City Council of an application at The Coach House, 8a Parsonage Road, Withington for:

'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.'

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.
- 6.3 This statement has set out the detail of how the appeal proposal accords with the adopted development plan policies and NPPF.
- 6.4 Contrary to the refusal reasons, this statement has demonstrated how the proposed extensions would be subservient to the host property and have a neutral impact upon the character of both the property and the significance of Withington Conservation Area.
- 6.5 It is respectfully requested that the appeal is allowed and planning permission granted for the proposed development.

APPENDIX 1: Officer Correspondence

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----- Forwarded message -----

From: **Dave Morris** <dave.morris@manchester.gov.uk>

Date: Thu, 12 May 2022 at 13:06

Subject: Re: Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

To: Jenny Hayes <jennyhayes12@gmail.com>

Hi Jenny

Thank you for the email and alternative proposals. The Council's view remains that the property has reached the limit in terms of extensions and any further additions would harm the character of the conservation area as well as not being subservient to the host property. As such we do not feel able to support any further additions. It is our intention to determine the application in accordance with your email of 6th May 2022.

Regards

David Morris

----- Forwarded message -----

From: **Jenny Hayes** <jennyhayes12@gmail.com>

Date: Thu, 12 May 2022 at 12:33

Subject: Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

To: Dave Morris <dave.morris@manchester.gov.uk>

Cc: Anthony Russell <anthony@postapparel.co.uk>, Emily Sykes <emily@postapparel.co.uk>

Afternoon David

Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

Further to recent email dialogue, please find below further options for treatment of the rear extension to reduce the form of the proposals.

I have also attached a few of the lettings photographs (unknown source/copyright) that show views towards the existing property from the adjacent property on St Paul's Road - for information only.

Would you be willing to consider any of these options?

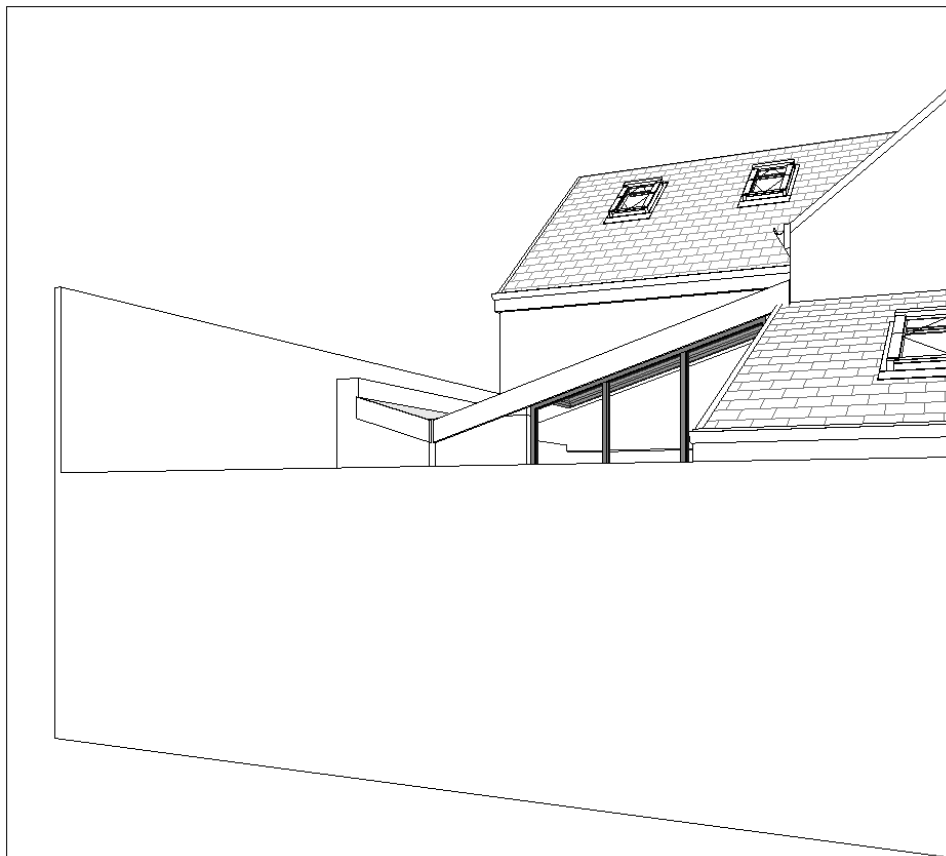
My Client is keen to work with MCC to find a solution which would enable them to remain at the property.

As previously advised, significant remedial work is required to the existing single storey extensions due to poor construction which would form part of the proposed works.

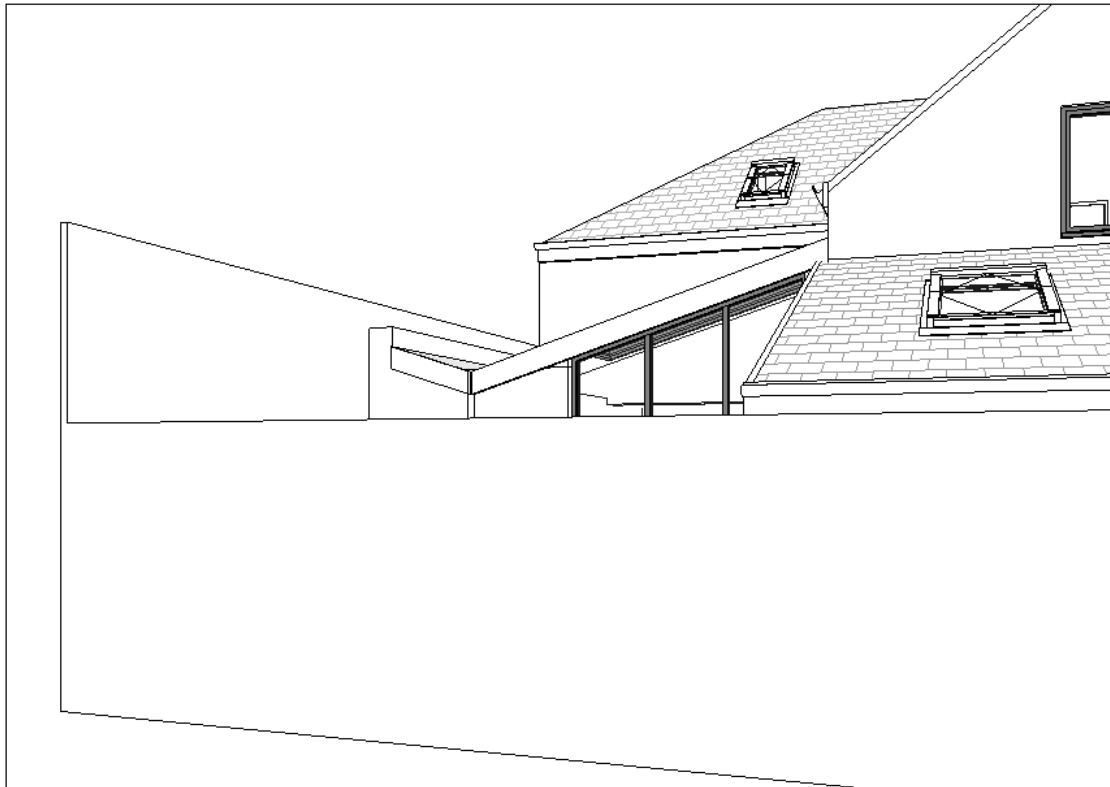
Regards

Jenny

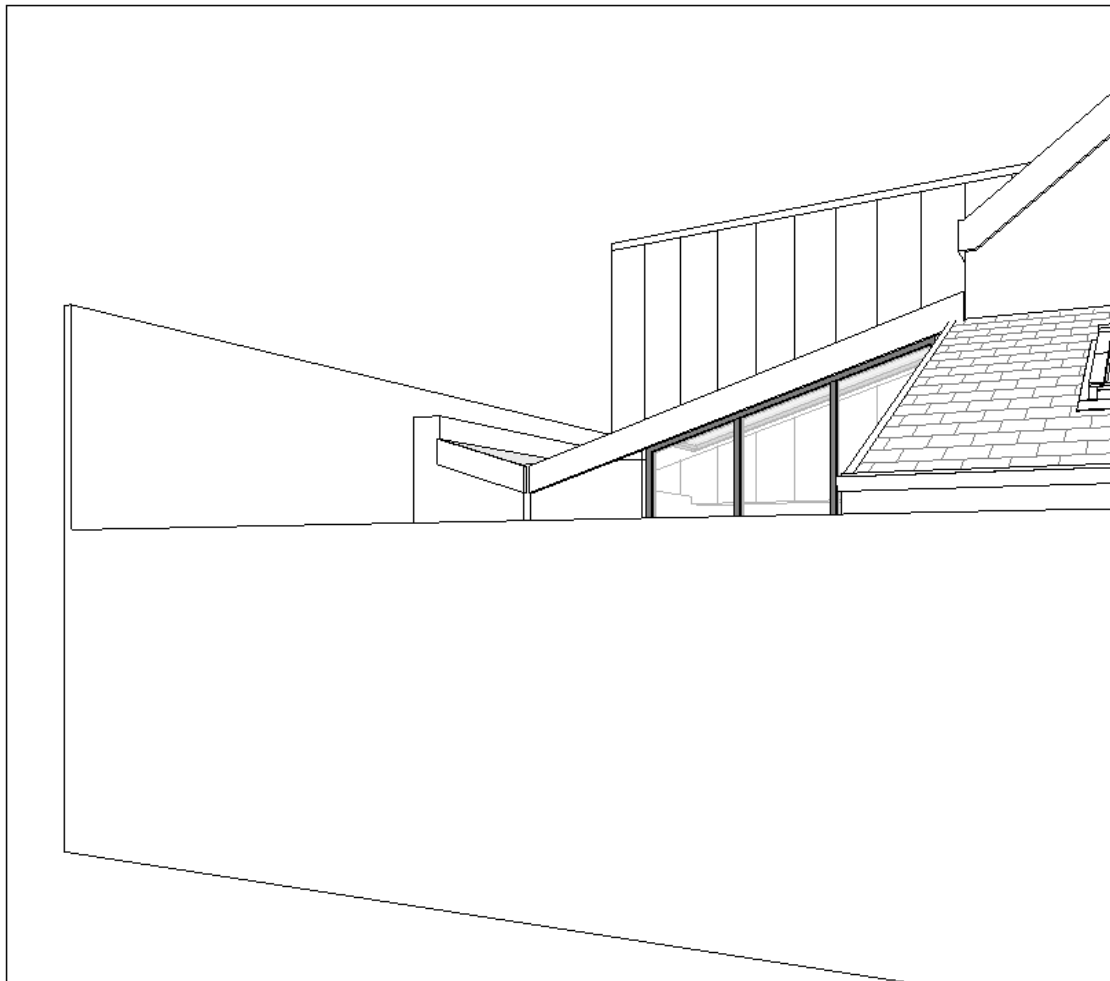
CURRENT PROPOSAL - Pitched gable

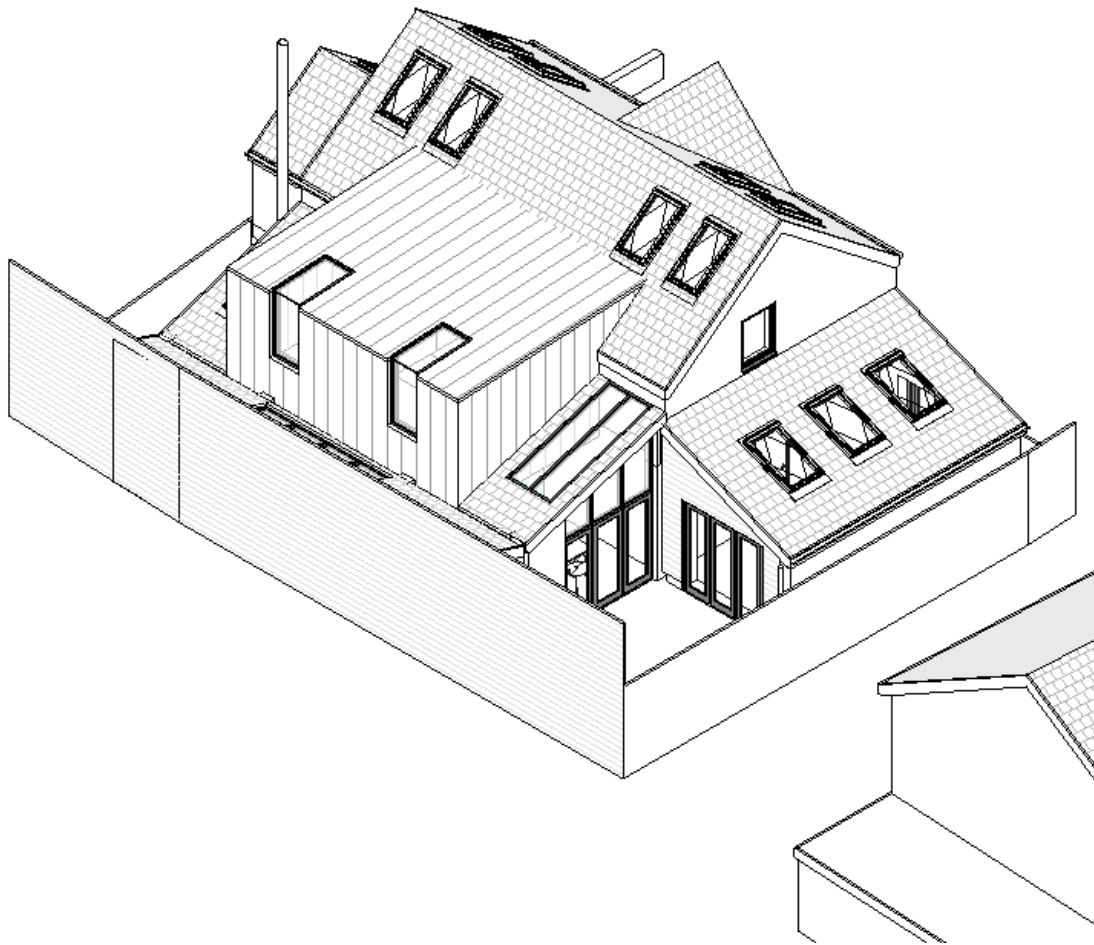


HIPPED roof



ZINC roof & cladding









----- Forwarded message -----

From: **Dave Morris** <dave.morris@manchester.gov.uk>

Date: Mon, 9 May 2022 at 07:37

Subject: Re: Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

To: Jenny Hayes <jennyhayes12@gmail.com>

Hi Jenny

What constitutes overdevelopment will vary from site to site, each site being considered on its merits.

Whilst the gable of the extension would be 10 metres from the rear elevation of the house it is adjacent to the private amenity space and would have an overbearing impact on it.

The property was originally conceived as a coach house the Council is concerned about the incremental additions that have taken place and their impact on the conservation areas character. In this case the rear extension is particularly prominent.

The development at 6A involved the rebuilding of an existing coach house and was approved in 2007 since when the development plan and national guidance has changed.

Regards

David Morris

From: Jenny Hayes <jennyhayes12@gmail.com>

Sent: 06 May 2022 15:06

To: Dave Morris <dave.morris@manchester.gov.uk>

Cc: Anthony Russell <anthony@postapparel.co.uk>; Emily Sykes <emily@postapparel.co.uk>

Subject: Re: Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

Hi David

Understood.

Out of interest, is there a metric by which the proposals are considered as 'over development'?

- The ground floor footprint is circa 45% of the plot (measured to the access gate).
- The distance between the rear wall of the adjacent St Paul's properties and the side wall of the 1st floor extension is in excess of 10m.
- The form of the rear extension reflects architectural styles found within the conservation area, but alternative roof forms could be explored to reduce appearance / massing.
- It is noted that the adjacent Coach House development at 6a Parsonage Road is a 3 storey, 5 bed property with flat roofs to the rear, and closer to the designated heritage asset.

If you consider that there is no further opportunity to explore alternative treatment of the rear first floor extension, please base the decision on the revised proposals emailed on 5th May '22:

2021_002_A-PL-20-003_A Proposed Plans and Elevations.

Regards

Jenny

On Fri, 6 May 2022 at 11:28, Dave Morris <dave.morris@manchester.gov.uk> wrote:

Hi Jenny

I'm afraid we will have to agree to disagree on this. Please can you let me know on which plans you want to base the decision.

Regards

David Morris

From: Jenny Hayes <jennyhayes12@gmail.com>
Sent: 05 May 2022 16:35
To: Dave Morris <dave.morris@manchester.gov.uk>
Cc: Anthony Russell <anthony@postapparel.co.uk>; Emily Sykes <emily@postapparel.co.uk>
Subject: Re: Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

Hi David

Further to our recent email dialogue, my Clients have considered the concerns raised in your email below, and I attach revised proposals for your consideration.

It is acknowledged that you consider the rear extension to be an issue, but the additional bedroom spaces are critical to the Client's continued residence at the property.

The rear extension has been kept to a minimum to provide 2 small bedrooms, one of which will be used as a home office/study.

We consider that the extensions are in keeping with the character of the original property, and that public facing views are largely unaffected by the revised proposals.

Regards

Jenny

On Wed, 27 Apr 2022 at 15:55, Jenny Hayes <jennyhayes12@gmail.com> wrote:

Hi David

Thank you for your response, I will relay your comments to my client for further consideration.

Regards

Jenny

On Wed, 27 Apr 2022 at 11:54, Dave Morris <dave.morris@manchester.gov.uk> wrote:

Hi Jenny

Whilst I appreciate your clients predicament, this property was always meant to be a modest building in the style of a coach house in the rear garden. Our concern remains that any further extension of it would change the character of the property and consequently detract from the character of the conservation area. Thus whilst the omission of the first floor side extension is welcomed. The existence of the first floor rear extension remains a issue.

From: Jenny Hayes <jennyhayes12@gmail.com>

Sent: 26 April 2022 15:10

To: Dave Morris <dave.morris@manchester.gov.uk>

Cc: Emily Sykes <emily@postapparel.co.uk>; Anthony Russell <anthony@postapparel.co.uk>

Subject: Fwd: Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

Good afternoon,

Thank you for your email 22nd April, I have discussed your feedback with my Client and whilst disappointed, they are willing to look at a reduced form in order to improve their living accommodation.

I have attached a series of sketches (A-SK-037 to 039) which outline an alternative proposal for your consideration:

Side extension

In response to concerns regarding overbearing impact to the adjacent property on St Paul's Rd - revert to the 'existing' single storey form, but replace wooden doors with fenestration facing the garden areas.

The glazed roof may also be tiled with large rooflights as opposed to being fully glazed.

Note - the side extension will still require to be rebuilt due to the poor quality of its construction.

Rear extension (1st floor)

Increased width to the rear extension to provide 2 small bedrooms.

Any windows facing towards the car park could be privacy glass (L5), but otherwise be primarily top-lit as the existing Bedroom 2.

Commentary

- The above amendments would maintain the concept of a contemporary style coach house, and follow a similar approach to the adjacent coach house at 6a Parsonage Road - which has accommodation at 1st & part-2nd floor to the rear.(as can be seen below in the Google 3D view).
- The rear of the property overlooks a car park and has good separation to the adjacent residential development on St Paul's Road.
- The amended proposals would not constitute material harm to the character of the Conservation Area, nor would they have any significant impact on the setting of the nearby heritage asset - St Paul's Church.
- Extensions are subservient in form to the original property.

Please could you advise if you would be willing to support this approach in order that revised drawings can be prepared and re-submitted?

The applicant would like to take the opportunity to invite you to visit the property and view it within its existing grounds and adjacencies, as this is not obvious from Parsonage Road or St Paul's Road.

I look forward to hearing from you.

Kind regards

Jenny

07811743047



----- Forwarded message -----

From: **Dave Morris** <dave.morris@manchester.gov.uk>

Date: Fri, 22 Apr 2022 at 07:54

Subject: Planning application 132974/FH/2022, 8A Parsonage Road, Manchester

To: jennyhayes12@gmail.com <jennyhayes12@gmail.com>

Good morning

I refer to your current planning application for the erection of two storey side and part first, part single storey rear, two storey side extension to provide additional living accommodation at the above address. Having assessed the submitted material concern is expressed that the proposed development would detract from the concept of a contemporary style coach house development in the rear garden of 8 Parsonage Road. That the cumulative impact of the extensions is such that they are no longer subservient to the original dwelling. As such the proposed additions are considered to represent an overdevelopment of the site that would harm the character of the Conservation Area. Concern is also expressed that the two storey side extension would have an overbearing impact on the adjacent property on St Pauls Road.

Accordingly I am unable to support the proposed development.

Regards

David Morris

APPENDIX 2: Planning Application 079959/FO/2006/S1

Officer Report

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Withington Ward	Application Number 079959/FO/2006/S1	Date of Appln 27th Jul 2006	Committee Date 21st Dec 2006
Proposal	Erection of a 2 storey detached dwelling with accommodation in the roof space following demolition of existing coach house		
Location	The Coach House, 6A Parsonage Road, Withington, Manchester, M20 4PQ,		
Applicant	Charlotte Gildart-Butler 9 Parsonage Road, Withington, Manchester, M20 4PB		
Agent	MTA Architectural Consultants Ltd 24 Martin Close, Denton, Manchester, M24 3BG,		

Description

This application relates to the site of a former coach house, located at the rear of 6 Parsonage Road. The site measures approximately 0.06 hectares (0.14 acres) and is accessed by a drive between no.s 4 and 6 Parsonage Road. No. 4 is a detached property let in flats and no. 6 a single family dwelling. To the rear of the site is a recently constructed 4 storey block of flats and to the rear of 4 Parsonage Road and adjoining the side of the site is St Clements Church Hall. Facing the site across Parsonage Road are residential properties. There are 17 trees around the perimeter of the site, which is close to Withington District Centre and within the Withington Conservation Area.

Previously, in October 2001, planning permission (ref. 062687/FO/SOUTH1/01) was granted on the site for the erection of a detached dwelling and Conservation Area Consent (ref. 062690/CC/SOUTH1/01) for the demolition of the original coach house. The applicants have purchased the site and implemented the original planning permission, including discharging the necessary pre-development conditions and entering into a contract to construct the approved dwelling, the coach house has now been demolished. The applicant has saved as many of the bricks as was practical for incorporation into the new development.

Whilst the applicant is prepared to build the previously approved house, it does not fully fit the requirements for their 'grand design'. The current application has been extensively modified and comprises a building with two distinct elements. Viewed from Parsonage Road the property has the appearance, scale and mass of the original coach house. The side and rear however are contemporary in their styling and incorporate large areas of glass and a first floor balcony. The building would occupy the same site of the original coach house, and a private garden would be provided to the side and rear. Off-street parking would be at the front of the property and can accommodate three cars. The proposed building would achieve a BREEAM rating of very good and is capable of being made fully accessible for a disabled person to live in.

Consultations

Local residents - three sets of representations have been received in respect of the original scheme. Concern is expressed that the development would adversely affect the trees on the site and that there would be a loss of privacy

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from the balconies. There is both concern and support for the principle of developing the site.

One resident also expressed concern that the council previously allowed a backland development on this site but not on his, which adjoins, and feels that both sites should be treated the same.

Ward Members - The three ward members object to the original scheme as they feel it will adversely affect trees on the site. They are also concerned over the size of the building, which they feel is too large for the site, and will harm the character of the conservation area.

Member of Parliament - John Leech MP has expressed concern on behalf of the Rector of St Paul's Church, who is concerned that the scheme will affect trees in her garden.

Withington Civic Society - Object to the design of the proposed building, which they feel, is inappropriate to the conservation area in terms of its size and bulk. However, they now accept that the scheme does not affect any trees on the site. They are concerned that a precedent will be set for backland development in the conservation area and result in an increase in hard surfacing which will affect rain water run off and result in more green space being lost.

Head of Environmental Health - No objections subject to a refuse storage condition.

Historic Buildings and Conservation Panel - Recommended refusal of the scheme as originally submitted, which they felt would have a negative impact on the Conservation Area.

The scheme has been significantly revised and residents, members and the Civic Society have been re-notified. However, some further modest amendments in relation to achieving privacy for the immediate neighbour are required.

Issues

UDP - The relevant policies are H2.2, H2.7 and DC18. Policy H2.2 seeks to ensure that new developments do not have an adverse effect on the amenity of neighbouring properties, H2.7 requires new housing to be of a high standard of design. DC18 looks to preserve or enhance the character of conservation areas and to protect them from inappropriate development. In addition, policies E1.5 and E1.6 deal with sustainability and DC7 aspires to ensure new housing is accessible.

Regional Spatial Strategy (RPG13)(2003) - Policy DP1 advises that economy in the use of land and buildings is required. New development should be located so as to make the most efficient use of land, promote appropriate mixes of uses within a site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally. The proposal makes use of previously developed land within a local shopping centre. It is therefore considered that the proposal generally complies with this policy.

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Policy DP3 states that new development must demonstrate good design quality and respect for its setting, including the integration of new development with surrounding land use, taking into account the setting, quality, distinctiveness and heritage of the environment and the use of sympathetic materials, more eco-friendly and adaptable buildings and community safety and "designing out crime".

Policy UR4 establishes targets for the recycling of land and buildings. It sets a target of achieving 90% within Manchester between 1996 and 2016. This proposal is in accordance with the aims of Policy UR4.

Planning Policy Guidance Note 15, "Planning and the Historic Environment" - The guidance notes states in paragraph 4.14 that "...special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. "

Furthermore, it states in paragraph 4.19 "The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission,...".

On the subject of new build in conservation area, the guidance note states in paragraph 4.17 that "What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own."

Principle - The principle of redeveloping the site of the former coach house was established in the granting of the earlier planning permission. That permission has been implemented and is therefore extant. The principle of redeveloping the site with a single dwellinghouse is therefore established and consequently the issues revolve around the details of the development rather than the principle.

Sustainability - The proposed development will achieve a BREEAM rating of very good and is well located for local facilities within Withington District Shopping Centre and the public transport routes on Wilmslow Road. Overall, this is a highly sustainable development.

Disabled Access - The building can be made fully accessible and therefore according with policy DC7.

Secured by Design - The proposed development is unlikely to give rise to any issues regarding security, as the site benefits from natural surveillance.

Siting - The proposed building has the same footprint as the original coach house, though it has been pulled away from the site boundary to facilitate maintenance and reduce its impact on nearby trees, though it is essentially in the same position. There is no issue with the proposed siting of the building.

Design - Following the comments of the Historic Buildings and Conservation Panel, the applicants appointed a new architect. The current scheme is a product of discussions with the Head of Planning. The hybrid approach

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adopted results in a building that appears to be a converted coach house when viewed from the public domain within the conservation area. The contemporary approach to the rear of the building results in a fresh building and is in line with the approach set out in Government Guidance. Overall the building is considered to make a positive contribution to the conservation area and represents a significant improvement over the one previously approved.

Trees - None of the trees within the site are adversely affected by the proposal. The applicant has confirmed that the new building will be further away from the trees than the previous coach house and that they will be using a piled foundation, which is less likely to affect the root system of the retained trees.

Parking - Parking on this part of Parsonage Road is a problem due to the proximity of the district centre. Whilst three spaces exceed the city council's normal requirement of one space per dwelling, the difficulty in finding parking spaces justifies the extra spaces for use by the occupiers of the property and any visitors. Government guidance on parking contained in PPG 13 seeks to encourage lower parking standards in sustainable locations but is not prescriptive as to the amount required.

Residential Amenity - Whilst the proposed development contains a significant amount of glass and a balcony, there need be no significant loss of amenity to the adjacent properties, the applicant has been asked to delete the Juliet balcony on the side elevation and amend the roof terrace.

Impact on the Conservation Area - The proposed building is a well designed blend of traditional and modern. It replaces a gap site that was formerly occupied by a coach house. The proposed development will enhance the conservation area.

Conservation Area Consent - When this application was submitted the coach house was still standing and an application for conservation area consent was submitted. However, the earlier consents were about to expire and in order to retain a fall back position should this application fail, the applicants have begun to implement the earlier consent in that the pre-development conditions were discharged, the coach house has now been demolished.

Backland Development - The site the subject of this application has historically accommodated a building, which could have been converted to living accommodation, without harm to the character of the conservation area. When the earlier application was considered it was decided that policy DC6 which relates to backland development was satisfactorily complied with in terms of no adverse impact on amenity privacy etc. The adjoining property, which has had an application for a similar development refused, differs in that the site is not as wide, nor has there been a coach house on the site. The circumstances are therefore significantly different and was in conflict with policy DC6. Each application must be determined on its merits and the particular circumstances surrounding the site the subject of this application point to the principle of the development being acceptable.

Conclusion - The revised proposal represents a significant improvement over the previously improved scheme and in the Head of Planning's view will enhance the Conservation Area.

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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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation **MINDED TO APPROVE (subject to the amendments to the roof terrace and the deletion of the Juliet balcony)**

On the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies H2.2, H2.7, DC18, DC7, E1.5 and E1.6 would enhance or preserve the character of the Withington Conservation Area and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the 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. The development shall be constructed only using the approved materials unless otherwise agreed 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 pursuant to policies H2.2, H2.7 and DC18 of the Unitary Development Plan for the City of Manchester .

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3) The development hereby approved shall be carried out in accordance with the drawings numbered , stamped as received by the Local Planning Authority on , unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies H2.2, H2.7 and DC18 of the Unitary Development Plan for the City of Manchester.

4) Details of the proposed boundary treatment, including colour, shall be submitted to and approved in writing by the City Council, as local planning authority, before the development commences and the approved treatment shall be provided before the use commences.

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, pursuant to policies H2.2, H2.7 and DC18 of the adopted UDP.

5) A landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that a satisfactory landscaping scheme for the development is carried out pursuant to policies H2.2, H2.7 and DC18 of the Unitary Development Plan for the City of Manchester.

6) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

7) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the

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Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

8) In this condition "retained tree" means an existing tree on site which is to be retained and a tree on a neighbouring site whose root structure extends into the site as shown on plan number 4, and any replacement tree planted under paragraph (c) below; and paragraphs (a), (b) and (c) below shall have effect until the expiration of 1 year from the date of first occupation of the building hereby approved.

(a) No retained tree shall be cut down, uprooted or destroyed.

(b) No retained tree shall be topped or lopped other than in accordance a scheme (which is in accord with British Standard 5837:2005) previously approved in writing by the City Council as local planning authority and following the City Council's previous written approval.

(c) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place as soon as reasonably possible and that tree shall be of such size and species, as may be specified in writing by the City Council as local planning authority.

(d) All retained trees shall be protected in accordance with a scheme (which is in accord with British Standard 5837:2005) previously approved in writing by the City Council as local planning authority before any equipment, machinery or materials are brought on to the site. The approved protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the City Council as local planning authority.

Reason

In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area pursuant to policies H2.2, h2.7 and DC18 of the Unitary Development Plan for the City of Manchester

9) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent'. A post construction review

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certificate shall be submitted to and approved in writing by the City Council as local planning authority before the building hereby approved is first occupied.

Reason

In order to minimise the environmental impact of the development pursuant to policies E1.5, E1.6 and E1.3 of the Unitary Development Plan for the City of Manchester, policy DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 079959/FO/2006/S1 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted on the application:

5 Parsonage Road Withington Manchester M20 4PB
1a Parsonage Road Withington Manchester M20 4PB
7 Parsonage Road Withington Manchester M20 4PB
8 Parsonage Road Withington Manchester M20 4PQ
6 Parsonage Road Withington Manchester M20 4PQ
4 Parsonage Road Withington Manchester M20 4PQ
The Revd S B Woodhead 491 Wilmslow Road Withington Manchester M20 4AW

Representations were received from the following third parties:

8 Parsonage Road Withington Manchester
The Revd S B Woodhead 491 Wilmslow Road Withington

Relevant Contact Officer:	: Dave Morris
Telephone No.	: (0161) 234 4539
Email	: d.morris@manchester.gov.uk