

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133325/FH/2022

Date registered valid: 16 June 2022

Proposal: Erection of part single, part 2 storey rear extension and rear dormer and front porch extensions

Address: 5 Parry Road, Manchester, M12 5QD

Ward(s): Longsight Ward

Applicant: Razwan 5 Parry Road, Manchester, M12 5QD

Agent (if any): Philip Holmes Architecture 1 Cranleigh Avenue, Heaton Mersey, Stockport, SK4 3PZ

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 July 2022 Expired: 1 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

Description of site/building

The application relates to a two storey detached property with a hipped roof situated within a short row of similar properties fronting Parry Road. The property is set off the side boundaries with nos.3 and 7 Parry Road, which enables access to the rear garden area. No.5 Parry Road is situated at a lower level than no.7, with no 3. Parry Road being set at a slightly lower level than no.5. The side boundaries between these properties comprises a brick wall, which is effectively is lower on one side than the other due to the existing ground levels. At present the property has a projecting bay window on the rear elevation, with a blank side gable to no.3 Parry Road, and with windows and a door in the side gable adjoining no. 7 Parry Road.

No.7 Parry Road benefits from an existing 2.4m single storey rear extension, and has extant consent to build a first floor extension (2.4m in depth) over a section of the existing ground floor extension, with a hip to gable roof conversion and erection of single storey porch extension to front of house (ref: 132543/FH/2021) approved subject to conditions on 12th May 2022.

To the rear of the property, the dwellinghouse no.94 Albert Grove has a long two storey outrigger and gable and small rear garden area. The rear boundary comprises a high wanelap fence.

Waste is stored in the rear garden and there is no off street parking provision associated with the property.

The property benefits from garden area to front and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is situated within a predominantly residential area of Longsight in the east area of Manchester.

Description of development

Consent is sought for the erection of part single, part 2 storey rear extension and rear dormer and front porch extensions, and hip to gable roof conversion. The works would also include the incorporation of a window at ground and first floor level in the side gable of the dwellinghouse to serve a proposed sitting room and bathroom, which would be obscurely glazed to a height of 1.7m on the case of the sitting room with the bathroom window being fully obscurely glazed. The rearward extension would be 3m in depth at ground floor, with a first floor element being 2.4m in depth. The bedroom windows at first floor level in the rear elevation and the proposed dormer would also be obscurely glazed to a height of 1.7m above internal floor levels.

The porch would be located on the front elevation of the existing house and be sited alongside the bay window. The porch would not project forward of the bay window.

Consultations & Notification Responses

Local Residents - no comments received.

Issues

National Planning Policy Framework (NPPF), (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

Manchester Core Strategy

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

Regard should be given to:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

Unitary Development Plan Saved Policies:

Large elements of the UDP have been superseded by the Core Strategy. Saved policies DC1.1, DC1.2, DC1.3, DC1.4, and DC1.5 which relate to determining planning applications for extensions to residential properties are of relevance in the consideration of this application.

Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Principle of development

The principal of adapting of existing dwellinghouses to meet changing residential needs is accepted subject to the development positively responding to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1, to ensure that any development does not adversely impact on the existing visual and residential amenities of local residents, and that the overall character of the surrounding area is not harmed.

It is considered that the development would allow the provision of additional residential accommodation for the occupiers of the existing house to meet changing residential needs, and that the proposal would represent a proportionate addition to the existing house. It is therefore considered that the proposed development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Residential Amenity

Consent is sought for the erection of part single, part 2 storey rear extension and rear dormer and front porch extensions, and hip to gable roof conversion. The works would also include the incorporation of a window at ground and first floor level in the side gable of the dwellinghouse to serve a proposed sitting room and bathroom, which would be obscurely glazed to a height of 1.7m above internal floor level on the case of the sitting room with the bathroom window being fully obscurely glazed, to reduce any potential impacts to the privacy of the occupiers of no.3 Parry Road .

The rearward extension would be 3m in depth at ground floor , with a first floor element being 2.4m in depth. The rear garden is limited in depth to 6.44m , with only 8.9m between the rear facade the existing extension and the habitable room windows on the side elevation of the outrigger to no.94 Albert Grove . The planning agent has agreed to use obscure glazing to a height of 1.7m above internal floor level , to the bedroom windows in the rear elevation, and dormer, to reduce any potential impacts from overlooking and loss of privacy . Whilst a revised

plan has been submitted which includes annotation relating to the use of obscure glazing , it is recommended that this aspect of the scheme is conditioned.

Furthermore, a condition is also recommended to ensure that only approved windows are incorporated into the proposed building. On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

The rear extension would comprise a simple subservient addition, at a scale appropriate to the house, and is not considered to have a significant impact on neighbouring properties in regard to massing .

Visual Amenity

The proposed development would include a hip to gable roof extension. Whilst the houses in this short section of Parry Road have hipped roofs. The recently built and older dwellinghouses on Albert Grove have a pitched roof arrangement . As such it is considered that this element of the scheme would not detract from the character and appearance of the existing house in the streetscene. No.7 Parry Road has an extant permission to undertake a similar hip to gable arrangement.

The porch would be located on the front elevation of the existing house and be sited alongside the bay window . The porch would not project forward of the bay window.

No.9 Parry Road has a similar porch arrangement to the front elevation . The proposed porch would be similar in style to that at no.9 and would not project forward of the existing bay window arrangement to the front facade of the dwellinghouse .

The application forms suggest the use of the same type of materials to form the porch and rear extension and dormer to those forming the existing dwellinghouse. In order to ensure the satisfactory appearance of the proposed works, it is recommended that this aspect of the scheme is conditioned.

Overall the proposal would not adversely affect the appearance of the existing dwelling or visual amenity within the area and is therefore considered to be acceptable.

Siting

The siting of the proposed rear extension is considered to be appropriate and meet the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Waste Management

The existing arrangement is located within the rear garden, and would not be affected by the proposed development, and the shared route to take the bins to the street for collection is unaffected.

Car Parking

There is no off street parking associated with this property, and the proposed development would not affect the current situation.

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

The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. Officers have worked with the applicant in a positive and proactive manner in order to achieve solutions to problems arising from the consideration of this planning application. In this instance, matters relating to massing, overlooking and loss of privacy were raised with the agent and the appropriate conditions have been attached.

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:

Location plan received 25th March 2022;

Existing Floor plans ref: F01/AZ/01 : Existing Elevations ref: F01/AZ/02 received 25th March 2022;

Proposed Floor plans ref: F01/AZ/03 rev.A and Proposed elevations plan ref: ref: F01/AZ/04 rev.B received 25th July 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 (2012).

3. The external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy (2012).

4. Before first occupation of the development thereby approved, the sitting room window in the side elevation of the existing dwellinghouse, and bedroom windows in the rear elevation of the extension and dormer extension hereby approved as shown Proposed Floor plans ref: F01/AZ/03 rev.A and Proposed elevations plan ref: ref: F01/AZ/04 rev.B received 25th July 2022; shall be obscurely glazed to a height of 1.7m above the internal floor level to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

5. Before first occupation of the development thereby approved, the proposed bathroom window in the side elevation of the dwellinghouse rear extension hereby approved, and as shown on: as shown Proposed Floor plans ref: F01/AZ/03 rev.A and Proposed elevations plan ref: ref: F01/AZ/04 rev.B received 25th July 2022, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

6. 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 extensions hereby approved other than those shown on: as shown Proposed Floor plans ref: F01/AZ/03 rev.A and Proposed elevations plan ref: ref: F01/AZ/04 rev.B received 25th July 2022.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of Manchester Core Strategy (2012).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Rushford Street, Manchester, M12 4WZ
88 Albert Grove, Manchester, M12 4WN
7 Parry Road, Manchester, M12 5QD
28 Parry Road, Manchester, M12 5QD
26 Parry Road, Manchester, M12 5QD
9 Parry Road, Manchester, M12 5QD
Office At, 92 Albert Grove, Manchester, M12 4WN
Office At, 90 Albert Grove, Manchester, M12 4WN
Flat 1, 90 Albert Grove, Manchester, M12 4WN
Flat 8, 92 Albert Grove, Manchester, M12 4WN
Flat 6, 92 Albert Grove, Manchester, M12 4WN
2B Queens Grove, Manchester, M12 4WL
2A Queens Grove, Manchester, M12 4WL
Flat 3, 90 Albert Grove, Manchester, M12 4WN
Flat 2, 90 Albert Grove, Manchester, M12 4WN
Flat 7, 92 Albert Grove, Manchester, M12 4WN
Flat 5, 92 Albert Grove, Manchester, M12 4WN
Flat 4, 92 Albert Grove, Manchester, M12 4WN
Flat 3, 92 Albert Grove, Manchester, M12 4WN
Flat 2, 92 Albert Grove, Manchester, M12 4WN
Flat 1, 92 Albert Grove, Manchester, M12 4WN
3 Parry Road, Manchester, M12 5QD
1 Parry Road, Manchester, M12 5QD
4 Queens Grove, Manchester, M12 4WL

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH