

Application Number	Date of Appln	Committee Date	Ward
113534/FH/2016	5 Aug 2016	22 Oct 2016	Didsbury East Ward

Proposal Erection of a 2 storey side extension and a part single storey/part 2 storey rear extension to form additional living accommodation

Location 393 Parris Wood Road, Manchester, M20 5WA

Applicant Mr & Mrs Clarke , 393 Parris Wood Road, Manchester, M20 5WA,

Agent

Description

The application site is a large semi-detached dwelling house with a front garden that provides space for two vehicles and a large rear garden. The property has had no previous extensions or alterations.

The property is two storeys in height constructed of mainly brick and render incorporating a projecting bay at front which are distinctive feature of the properties within the street scene.



Figure 1: Existing Front Elevation

The applicant is seeking planning permission to erect a two storey side extension and a part single storey/part two storey rear extension to form additional living accommodation.

The current proposal is a revised scheme, due to concerns raised by officers regarding the height of the two storey element and the proximity of the two storey rear element to the shared boundary of 391 Parrs Wood Road, plans have been received which have increased the gap between the two storey element that projects from the rear of the property and the shared boundary with no. 391 Parrs Wood Road by 800mm.

The application is being reported to the Planning and Highways Committee as the applicant is an officer of the Council.

Consultations

Local residents/public opinion – One representation was received stating that the applicant had discussed the plans with them and that they did not object to the planning application.

Policy

Core Strategy - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. The relevant policies within the Core Strategy are as follows:

Policy SP1 'Spatial Principals'

Policy SP1 sets out the key spatial principles which will guide the strategic development of Manchester to 2027, the policy states that all development in the City should:

- Make a positive contribution to neighbourhoods of choice including:-
 - creating well designed places that enhance or create character.
 - making a positive contribution to the health, safety and wellbeing of residents
 - considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Of Particular relevance to this application are the following policies

- Policy DM1 'Development Management'

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

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and waste.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant. The relevant policies in this case are as follows:

Extant policies DC1.1 – DC1.6, contained within part 2 of the UDP, outlines criteria for the extension and alteration to residential properties. The relevant parts of the policy are:

- DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
 - a) The general character of the property;
 - b) The effect upon the amenity of neighbouring occupiers;
 - c) The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
 - d) The overall appearance of the proposal in the street-scene;
 - e) The effect of the loss of any on site car parking.
- DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
 - a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
 - b) they do not create an undue loss of sunlight, daylight or privacy;

- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
 - d) they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.
- DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve rearward extensions greater than 3.65m (12 ft) in length.
 - DC1.4 states that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
 - a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
 - b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
 - c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy.

Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

For reasons outlined further in this report, the proposal is considered to be in accordance with the local development framework and saved UDP policies.

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development plan is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Issues

Principle – The application site comprises of a semi-detached residential property. The applicant is seeking to erect a two storey side extension and a part single storey/part two storey rear extension. It is considered that the principle of extending the application property to provide additional living accommodation is acceptable.

Policy DC 1.1- 1.6 provides the criteria for the extension and alteration to residential properties.

Matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity.

In considering the above matters, consideration will be given to the contents of policies DC1.1 – DC1.4.

Each of these matters will be addressed in turn.

Siting/Site Layout – At the side, the proposed extension will have a set back from the existing front elevation of the property of 3 metres at first floor. At ground floor the extension will be in line with the front of the existing property. Due to the splayed nature of the plot there will be a variable gap ranging from 2 metres to 0.2 metres to the shared boundary of No.391 Parris Wood Road, however, considering the proposed setback, at first floor, the potential for terracing will be greatly reduced.

At the rear, the two storey element will project 3.5 metres from the existing rear elevation into the garden. This is considered to be acceptable in principle. The part single, part two storey element complies with policy DC1.3 (which allows a projection of 3.65 metres). Again due to the splayed nature of the plot this would leave a variable gap to the boundary of No.391 Parris Wood Road of between 1.9 metres and 0.8 metres. In the case of No.395 Parris Wood Road the extension will be built close to the shared boundary with a variable gap of 0.1 metres to 0.6 metres.

The current proposal represents a revision to the proposal originally submitted and the applicant has removed the and increased the gap between the two storey element from the common boundary with No. 391 Parris Wood Road to 800mm as shown in figures 2 and 3.

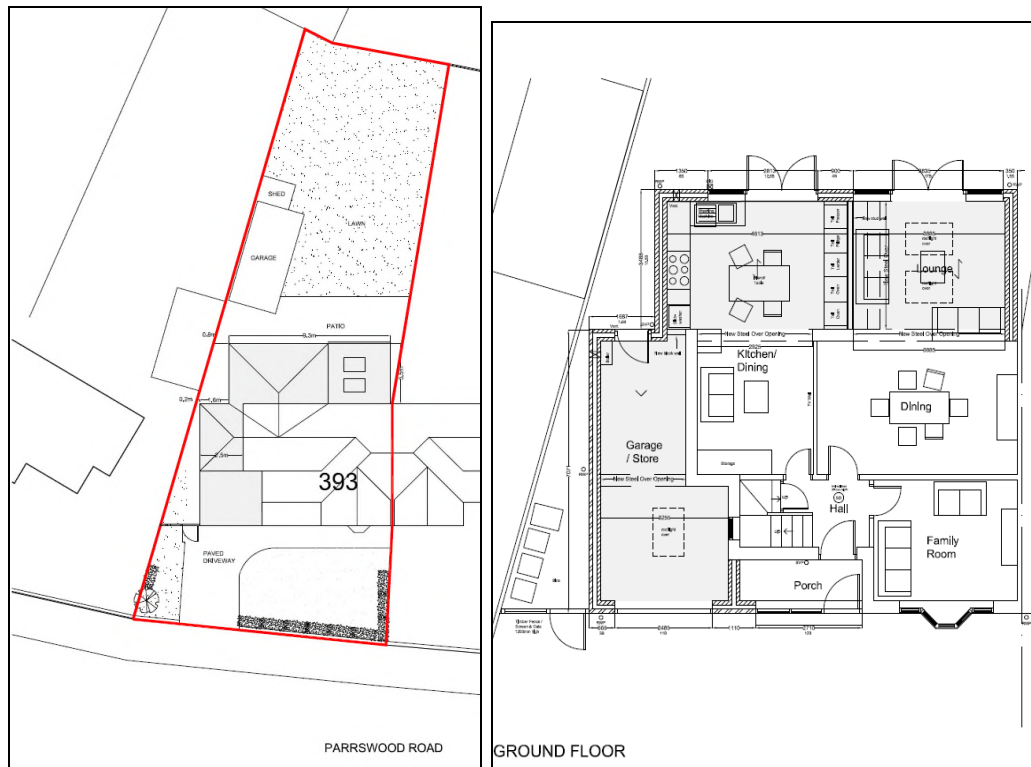


Figure 2: Proposed Site Layout **Figure 3: Proposed Ground Floor**

Given the east facing orientation of the property it is now considered that in terms of loss of daylight, sunlight or over-dominance that any impact has been minimised due to the extent of the rearward projection, the reduction in the overall size of the extension from the shared boundary, the splayed nature of the plot and the angle between the proposed extension and No.391 Parrs Wood Road. The presence of a single storey garage close to the shared boundary between the properties will also aid in reducing any impact of the proposal on the neighbouring property.

Scale and Massing – The extension will be predominantly two storey in height, with side and rear elements of the proposal having a proposed height of 7 metres. This is approximately 1 metre lower than the overall height of the existing roof. At the rear the single storey element will have a flat roof to a height of 3.1 metres and at the side the single storey element will have a height of 3.3 metres.

On balance, although the extension is large, it is not unduly excessive and is comparable in terms of size and its position to others found in the vicinity. The rear and side extension has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed extension can be acceptably accommodated at the application property.

Design and Appearance – The appearance of the extension is considered to complement that of the original house. A hipped roof will be used on the extension which will retain the shape and style of the original property.

The rendered and brick appearance of the property will also be retained.

Residential Amenity – Impact in terms of siting, scale, massing have been discussed earlier in this report.

There maybe a slight reduction in daylight to the rear garden of 391 Parrswood Road in the afternoon due to the eastward facing orientation of the rear extension however, the siting of a single storey garage at no.391 along the shared boundary would reduce the effects of this impact.

In order to protect the amenity of the occupier and that of the neighbour it is recommended that a condition is attached to ensure that the side windows are obscurely glazed.

Therefore taking into consideration all points raised and discussed it is considered that the extensions have been designed and sited to minimise impacts on the residential amenity of neighbouring occupiers and would not give rise to unacceptable impacts to warrant refusal of the application proposals.

Car Parking – Extant policy DC1 requires consideration to be given to car parking. At present the existing driveway can accommodate at least two vehicles off road. The proposal occupies the side of the property and a garage will be provided although due to the size would not be able to accommodate a vehicle.

The remainder of the driveway will be unaffected by the works and still be able to accommodate a vehicle off street.

Refuse Storage – The proposed drawing indicates that the bins will be stored behind a timber fence and gate at the side of the property. This is considered acceptable as it will minimise any visual impact of the bins.

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 Core Strategy and saved polices of the Unitary Development Plan, the Head 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 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 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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, these concerns have been addressed within revised drawings appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Reason for recommendation

Conditions to be attached to the decision

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:

Jun16 00-02 Rev 1, Jun16 00-06 Rev 4 and Jun16 00-07 Rev 4 stamped as received by the City Council as Local Planning Authority, on the 10 October 2016

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the ground floor windows in the side elevation shall be obscure 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

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: 113534/FH/2016 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 held by the Planning Division.

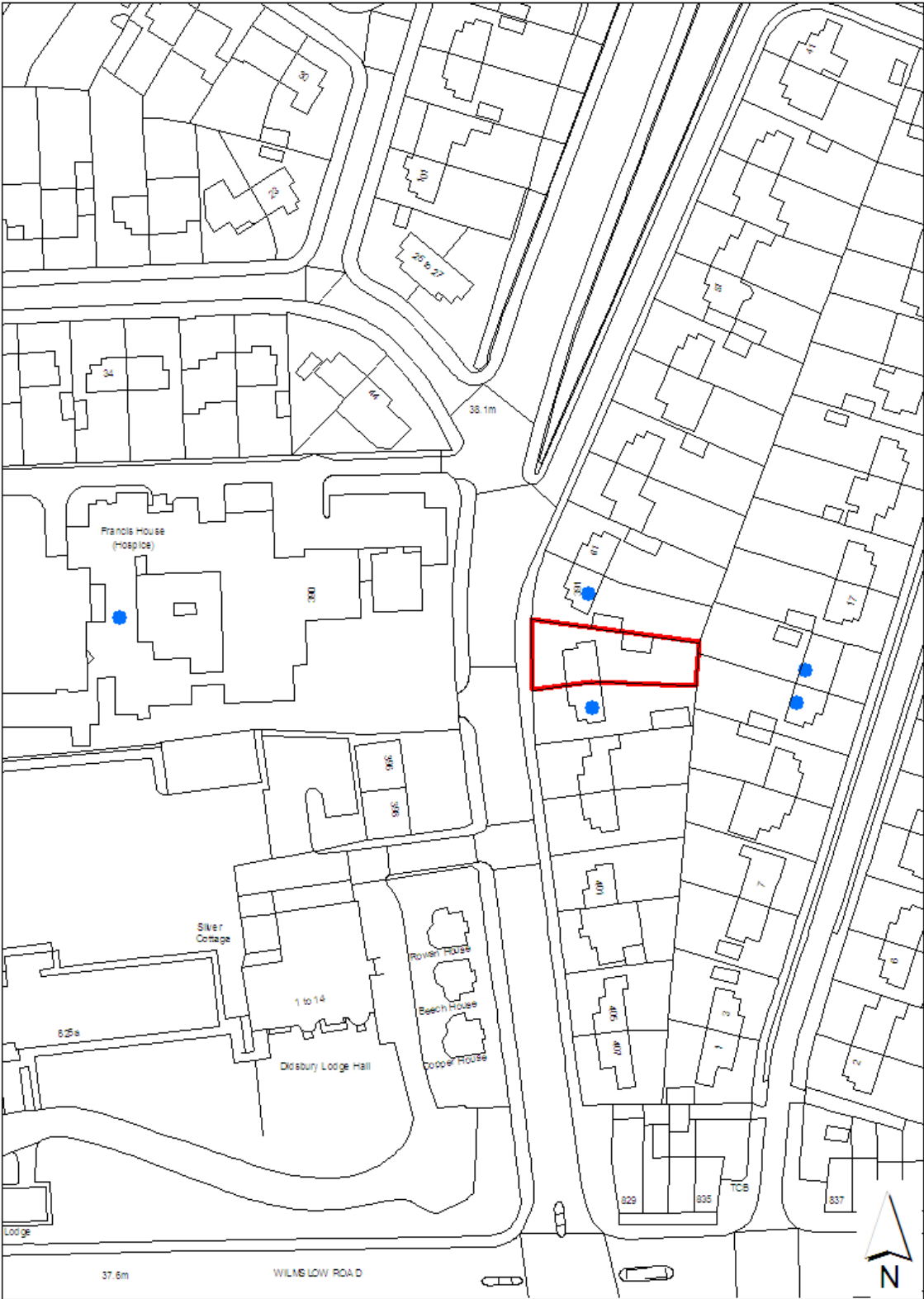
The following residents, businesses and other third parties in the area were consulted/notified on the application:

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

No address was provided

Relevant Contact Officer : Robert Tyrer
Telephone number : 0161 234 4068
Email : r.tyrer@manchester.gov.uk



 Application site boundary  Neighbour notification
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