
Application Number	Date of Appln	Committee Date	Ward
091525/FO/2009/S2	21st Oct 2009	14th Jan 2010	Didsbury East

Proposal Erection of a single storey side extension, lift tower at side of property, alterations to elevations and access arrangements

Location 463 - 465 Parris Wood Road, Didsbury, Manchester, M20 5NE,

Applicant Mr David Ireland , Rainbow Family Trust, Francis House, 390 Parriswood Road, Didsbury, Manchester, M20 5NA

Agent Mr Keith Eastwood, Hulme Uplight Limited, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

Description

The application relates to a pair of two storey, semi detached properties. At present the properties are vacant, but were formerly used as a Children's Home for Catholic Children's Society. The properties are therefore internally linked at ground and first floor levels.

The site is in a predominantly residential area, with residential dwellings adjoining to the North and West. The eastern boundary adjoins a railway line and the south is bounded by a terrace of commercial properties.

The application is for the erection of a single storey side extension, two storey lift tower at side of property, alterations to elevations and access arrangements.

Consultations

Local Residents - 2 letters of objection were received, the main points are summarised as follows:

The increase in comings and goings will result in high levels of noise, pressure on the off street parking will lead to disturbance.

The main entrance should be relocated in order to create less disturbance.

Issues

Unitary Development Plan - There are no site-specific policies relating to the application site. However, the following citywide policies are relevant to this proposal:

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and it's impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC2 states that in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to:

- a. the effect of the operation of the business on the amenity of neighbouring residents;
- b. the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c. the effect of the proposals on visual amenity;
- d. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- e. the ease of access for all, including disabled people;
- f. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- g. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

Regional Spatial Strategy - There are no specific policies that are relevant to this application.

Principle of the proposal - Policy DC2 states that the Council will have regard to ease of access for all, including disabled people. The Principle of extending the property to create additional space for a lift shaft and living accommodation is therefore acceptable, however consideration must be given to residential and visual amenity.

Residential amenity - The proposed two storey extension is to the side of 465 Parrswood Road, this side of the property adjoins the rear of a terrace of commercial properties. In light of this it is considered that the proposed development will not remove a significant amount of light from the neighbouring properties and as such the development will not detract from the current level of residential amenity enjoyed by the neighbours.

The property will be used as a respite facility for up to four young persons with life threatening illnesses, it is considered that this level of use is not intense and therefore the amount of comings and goings will not be significantly more than a residential dwelling and as such there is no need to remove the entrance to 463 Parrswood Road.

Visual amenity - The application proposes a two storey extension to the side of 465 Parrswood Road, set back 4.5 metres to accommodate a lift shaft. It has been identified by the applicant that the existing lift facility which is accommodated in the two storey side extension to 463 Parrswood Road is not large enough to facilitate the mechanical wheelchairs that will be used by some of the children and there are specific requirements that must be achieved by the new lift such as smooth, quiet

operation with a very low travel speed. The proposed lift must have a clear headroom of 3700mm within the lift shaft from the existing first floor level, this critical dimension extends the proposed pitch roof of the shaft above the level of the existing hipped roof of number 465 which makes the connecting of the new roof with the existing roof difficult to achieve which out raising the roof height. In light of this the scheme proposes to create a shaft that stands alone from the main building as this will minimise the visual impact of the proposal.

It is considered that whilst the two storey element of the proposal is not conventionally designed, the proposed use outweighs the potential impact of the proposal on visual amenity and as such it is felt that given the circumstances and the intended use an exception should be made.

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)/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. He 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

Approve on the basis that the proposal is in accord with the City Council's Unitary Development H2.2, DC1 and DC2 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) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: drawings stamped 21st October 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. 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, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

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: 091525/FO/2009/S2 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:

8 Gawsworth Avenue, Manchester, M20 5NF
Claytons Family Butchers, 10 Gawsworth Avenue, Manchester, M20 5NF
10a, Gawsworth Avenue, Manchester, M20 5NF
448 Parris Wood Road, Manchester, M20 5GP
446 Parris Wood Road, Manchester, M20 5GP
444 Parris Wood Road, Manchester, M20 5GP
442 Parris Wood Road, Manchester, M20 5GP
O M F International, 440 Parris Wood Road, Manchester, M20 5GP
438 Parris Wood Road, Manchester, M20 5GP
461 Parris Wood Road, Didsbury, Manchester, M20 5NE
459 Parriswood Road, East Didsbury, Manchester, M20 5NE
450 Parris Wood Road, Manchester, M20 5GP
22 Gawsworth Avenue, Manchester, M20 5NF
20 Gawsworth Avenue, Manchester, M20 5NF
18a, Gawsworth Avenue, Manchester, M20 5NF
Gawsworth Stores, 16-18, Gawsworth Avenue, Manchester, M20 5NF
Marilyns Hairdressing, 12 Gawsworth Avenue, Manchester, M20 5NF

Representations were received from the following third parties:

461 Parris Wood Road, Didsbury, Manchester, M20 5NE
459 Parriswood Road, East Didsbury, Manchester, M20 5NE

Relevant Contact Officer : Charenjit Kaur
Telephone number : 0161 234 4544
Email : c.kaur@manchester.gov.uk