

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132561/FO/2021
Date registered valid: 21 December 2021
Proposal: Erection of detached single storey garage following demolition of existing garage
Address: 24 And 26 Old Broadway, Manchester, M20 3DF
Ward(s): Didsbury East Ward

Applicant: Mr and Mrs Mansfield 24 Old Broadway, Manchester, M20 3DF
Agent (if any): Mr Phil Plant Mid West Planning Ltd Offley House, 18 Church Street, Shifnal, TF11 9AA
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10 February 2022



Application details

Type of application: Full Application Consent
Development type: Minor Dwellings
Date of site visit: 13.01.2022
Standard consultations: Printed: 5 January 2022 Expired: 26 January 2022
Neighbour notifications Printed: 5 January 2022 Expired: 26 January 2022
Site notice: Posted: 13 January 2022 Expired: 3 February 2022
Press advert: Published: 11 January 2022 Expired: 1 February 2022
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Old Broadway Conservation Area 1991
Tree Preservation Order: Not applicable

Description of site/building

The application site relates to the rear sections of driveway at both Nos.24 and 26 Old Broadway, situated on the south side of the Old Broadway Conservation Area. Both properties are distinctly different in style but each shares a long concrete driveway that extends beyond the rear elevations and is straddled by a timber garage.



Description of area

Old Broadway is a residential cul-de-sac of mainly red brick, render and timber detail Arts and Crafts style houses arranged north and south of a grassed central reservation. The dwellings are either detached or semi-detached with relatively modest front gardens generally and larger rear gardens.

Description of development

Erection of detached single storey garage following demolition of existing garage. The existing structure is a shared timber two-bay garage which will be replaced by a two-bay oak framed and weather boarded garage. The joint application is to ensure that both garages match and can be built as one as the replacement will again be shared by nos.24 and 26 and will straddle the boundary between the two properties as existing and owned by both parties.

Consultations & Notification Responses

A total of 8no. neighbours were notified of the application by letter and a site notice was also posted close to the site. No comments were received.

Old Broadway Residents Association – No comments received.

Policy

UDP policy DC18.1

Core Strategy policies EN3, DM1 and SP1

National Planning Policy Framework (2021) – Chapter 16

Issues

Residential Amenity – No issues

Visual Amenity including impact on the Conservation Area

The proposal is considered to have an acceptable impact on the character and significance of the Conservation Area.

Chapter 16 of the NPPF requires that applications identify the significance of heritage assets and assess the impacts of development with the intention of preserving and enhancing them. The application makes reference to the style and materials found in the Arts and Crafts houses, their architect Emmanuel Nove and the period in which they were built (from 1911 to 1913).

The statutory designation identifies the features of significance as relating to the individual and group value of the dwellings, their fine craftsmanship and setting along the grassed central reservation with treed roundabouts.

In this application, the siting and design of the garages are proposed to appear as a single unit, having the same 36m² footprint as the existing and sited on the same footprint which has established the precedent for the proposed replacement.

The replacement garage is constructed of a green oak frame with horizontally clad timber to the external elevations and will sit on a brick plinth that is chosen to match each dwelling.

It has a height of 2.1 metres to eaves and is 4.75 metres to the ridge of a dual pitched tiled roof to match the existing dwellings roof. This is just 250mm higher than the existing ridge. It is 6.5 metres deep and 6 metres wide with side hung timber doors into each bay at the front, glazed double rear doors at No.26, 2no. side windows in timber frames overlooking the rear garden at No.26 and a similar single side window overlooking the rear garden at No.24.

The design and materials are consistent with the design and palette of materials found in buildings in the Conservation Area whilst the structure is associated with the tradition of timber garages and occasional coach houses which are typical of this period. The oak will be left untreated so that it fades to a silver colour over time to be seen as part of the vegetated landscape.

Visually, the garage will be relatively obscured from view in the street being located 26 metres away from the back of pavement. It is nonetheless considered to preserve and enhance the appearance of views into the site as the replacement garage is of a traditional and high-quality design and materials which is to a standard consistent with the quality and craftsmanship associated with dwellings in the conservation area.

The garage is recommended to be built in accordance with the materials as specified in the submitted documents in the interests of the visual amenities and character of the Conservation Area, in condition 3 appended below.

An Informative relating to fire risk and safety is also appended.

On the basis of the above, the proposal accords with saved UDP policy DC18.1, Core Strategy policies EN3, DM1 and SP1 and to the general requirements for preserving and enhancing heritage assets as set out in Chapter 16 of the NPPF.

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 in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions, in the interests of visual amenity and the preservation of the conservation area.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 21st of December 2021 or as stated:

Application form
Location Plan Ref: PL-01

Site Plan Ref: PL-02

Existing and Proposed Elevations

Existing and Proposed Plans

Design and Access Statement prepared by Phil Plant, Mid West Planning, dated December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, SP1 and DM1 of the Manchester Core Strategy, saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and Chapter 16 of the National Planning Policy Framework.

3) The external elevations of the development hereby approved shall be built in accordance with the materials specified in the Application Form, Design and Access Statement and the approved drawing entitled 'Proposed Oak Framed Garage' (no drawing reference) as set out in condition 2) above.

Reason - In the interests of the character and appearance of the building, and visual amenity of the site, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

Informative

The applicant should ensure that any external elevation treatments, including for the front, sides and rears of the garage approved for planning purposes, are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Old Broadway Residents Association
Old Broadway Residents Association

23 Old Broadway, Manchester, M20 3DH
21 Old Broadway, Manchester, M20 3DH
37 Westholme Road, Manchester, M20 3QZ
22 Old Broadway, Manchester, M20 3DF
33 Westholme Road, Manchester, M20 3QZ
25 Old Broadway, Manchester, M20 3DH
26 Old Broadway, Manchester, M20 3DF
35 Westholme Road, Manchester, M20 3QZ

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
Conservation Area - Old Broadway Conservation Area 1991
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH