

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130983/FH/2021

Date registered valid: 7 July 2021

Proposal: Demolition and replacement of part single storey, part two-storey detached garage and the addition of doors and windows to create garden room

Address: 19 Harefield Drive, Manchester, M20 2SZ

Ward(s): Didsbury West Ward

Applicant: Pippa Conley 19 Harefield Drive, Manchester, M20 2SZ

Agent (if any): Mr Paul Lillie Insight (NW) Ltd 1 St Leonards Drive, Altrincham, WA15 7RS

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 September 2021

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: 15 July 2021 Expired: 5 August 2021

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

This application relates to a two storey semi detached house. There are gardens to the front and rear and a drive to the side. The rear garden falls away from the property. There is an existing part single part two storey detached garage in the rear garden. The garage comprises a ground floor and a basement. In June 2021 planning permission reference 129944/FH/2021 was granted for the rebuilding of the garage.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The adjacent property has a two storey side and rear extension that extends up to the shared boundary. The adjoining property has a part single part two storey rear extension. At the bottom of the garden is an allotment site. Facing the site is the junction with Whitehaven Gardens.



Description of development

Consent is sought to demolish the existing garage and to replace it with a part single part two storey building comprising a garden room at ground floor level and a basement store. The building would be the same size as the replacement garage approved under reference 129944/FH/2021.

The proposed building would be of brick construction with a dual pitch roof. The front elevation would contain a small circular high level window. The side elevation would contain a set of bi folding doors opening onto an extended patio. The rear elevation would contain at ground floor level a set of French doors and a Juliet balcony. The gable above the French doors would also be glazed. The entrance to the basement store would be in the rear elevation. There would be no openings in the elevations adjoining the shared boundary.

Issues

Principle

The principle of rebuilding the existing garage was established with the granting of consent under reference 129944/FH/2021. The proposed development is for the same structure but repurposed. Had the new garage been built then its conversion to a garden room would not have constituted development.

Scale

The scale of the building has previously been approved and is therefore considered acceptable.

Design

The design of the building reflects the existing garage on the site and is generally considered to be acceptable.

Siting

The proposed garden room is located in the rear garden at a point where the levels change. It is the same position as the existing garage and the approved replacement. There are no planning issues with the siting of the proposed building.

Residential Amenity

In terms of overbearing impact the proposed development will have no greater impact than the existing garage. In this respect the proposed development is considered acceptable.

The proposed French doors and Juliet balcony face down the garden towards the allotments with only oblique views across the neighbouring gardens. It is not considered that this impact would be significant. The approved garage would have had a window in this elevation.

The bi folding doors in the side elevation will look across the rear of the property towards the side elevation of the neighbours rear extension and rear garden. The distance to the boundary is approximately 7m thus there is some potential for a loss of amenity. However, the installation of such windows in the rebuilt garage would not require consent and no representations have been received from the neighbour. On balance therefore considering what could be done without consent the any loss of privacy would not be so significant as to justify a refusal of consent.

Parking

The loss of the garage would not have a detrimental impact on parking as there is sufficient space on the drive for more than one vehicle. and therefore exceeds the Council's current requirements.

Conclusion

On balance having regard to the previous approval and what could be achieved through permitted development the proposed development is considered acceptable.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

20210626/NW1698A/04 received 7 July 2021

20210626/NW1698A/05 received 7 July 2021

20210626/NW1698A/06 received 7 July 2021

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) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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 policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Harefield Drive, Manchester, M20 2UG
1 Whitehaven Gardens, Manchester, M20 2SY
6 Harefield Drive, Manchester, M20 2TW
21 Harefield Drive, Manchester, M20 2SZ
17 Harefield Drive, Manchester, M20 2SZ
2 Whitehaven Gardens, Manchester, M20 2SY

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
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Area Team Boundary - Name: SOUTH