

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133276/FH/2022

Date registered valid: 5 April 2022

Proposal: Extension and conversion of existing attached garage to form ancillary accommodation including increased roof and parapet height

Address: 6 Dorlan Avenue, Manchester, M18 7NA

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr & Mrs George 6 Dorlan Avenue, Manchester, M18 7NA

Agent (if any): Rob Baines Rob Baines Architecture 13 Woodfield Avenue, Gee Cross, Hyde, SK14 5BB

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 April 2022 Expired: 2 May 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

6 Dorlan Avenue is a two storey semi detached dwellinghouse in a row of similar properties situated within a predominantly residential area of the Gorton and Abbey Hey ward of Manchester. The property benefits from amenity space to the front and rear, attached garage to the side, a block paved front driveway, and boundary treatment. Although having the appearance of a semi-detached property the properties on this street are generally linked by single storey side garage structures with a parapet above.

Description of development

The proposal would involve an extension and conversion of the existing attached garage to form a single storey store room including increased roof and parapet height.

The proposal would also consist of an elevational alteration involving the installation of French doors along the ground floor rear elevation.

It is proposed to increase the height of the front parapet by approximately 747mm. This would be the only change along front elevation of the existing garage.

A proposed depth of approximately 2367mm x width 2485mm would be retained along the front part of the existing garage to serve as a store area.

The proposed extended kitchen would project from the proposed store, and extend the remaining depth of the original dwellinghouse, whilst flush with the rear building line, and would measure approximately 2485mm wide x 3750mm maximum height. It would have a lean-to pitched roof, with windows along the rear elevation, including an elevational alteration involving the installation of French doors along the ground floor rear elevation. The extension would be constructed in materials which would match the existing.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ('the Core Strategy') was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- 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)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side extension) - the proposal would involve a garage conversion and a small in-fill rear extension (approximately 2504mm length x 1233mm width), The proposed garage conversion would maintain the existing stepped parapet design along the front elevation, but would raise the height of the front facade by 0.8m. It is considered that on balance, the proposed development would create no significant impact to the character of the area or upon the adjoining properties in terms of visual or residential amenity, as the propose scheme would not give rise to any significant impacts from overbearing, overshadowing, or privacy impacts, and therefore subject to planning conditions, it is considered that the proposal would be acceptable.

Design and appearance - It is not considered that the proposal would unduly harm the character of the building or the general area. It is also intended to match materials with that of the existing, although a materials condition has been attached to ensure that the materials are adhered to.

Waste management - The proposed development would involve using the front retained section of the existing garage accommodation as a store, this would enable bins to be accommodated within that space.

Car parking - The existing arrangements would be affected. The development would result in the loss of the existing garage. However, the existing drive way would be retained. Whilst the depth of driveway is 5.4m, the front garden area and driveway have been surface with block pavements, which would enable at least one off-street car parking space to be maintained. Additionally, Dorlan Avenue is not affected by traffic regulation orders, and therefore a slight increase in on-street parking can be accommodated with no significant impact.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not considered that the proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, the local planning authority had no concerns to raise with the agent but have attached the relevant conditions.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 21 March 2022.
- o Location plan, with application site edge in red, received by the City Council as the Local Planning Authority on 21 March 2022.
- o Existing & Proposed GROUND FLOOR PLAN, Drawing Number DOR/01 REV A, received by the City Council as the Local Planning Authority on 21 March 2022.
- o Existing & Proposed ELEVATIONS, Drawing Number DOR/02 REV A, received by the City Council as the Local Planning Authority on 05 April 2022.

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 (July 2012).

3) The external facing materials to be used on the extension hereby permitted shall match those of the dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

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 Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) 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 development hereby approved other than those shown on:

- o Existing & Proposed GROUND FLOOR PLAN, Drawing Number DOR/01 REV A, received by the City Council as the Local Planning Authority on 21 March 2022.
- o Existing & Proposed ELEVATIONS, Drawing Number DOR/02 REV A, received by the City Council as the Local Planning Authority on 05 April 2022

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

Appendix 1 – List of consultees & neighbours notified

3 Farley Avenue, Manchester, M18 7WA
7 Farley Avenue, Manchester, M18 7WA
7 Dorlan Avenue, Manchester, M18 7NA
8 Dorlan Avenue, Manchester, M18 7NA
4 Dorlan Avenue, Manchester, M18 7NA
5 Farley Avenue, Manchester, M18 7WA
5 Dorlan Avenue, Manchester, M18 7NA
3 Dorlan Avenue, Manchester, M18 7NA

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: NORTH2