

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129780/FH/2021

Date registered valid: 29 March 2021

Proposal: Conversion of garage to habitable room and associated elevational alterations

Address: 9 Chandler Close, Manchester, M22 5GU

Ward(s): Sharston Ward

Applicant: Mr Shiwen Wang, 9, Chandler Close, Manchester, M22 5GU

Agent (if any): Stewart Bromley, BA Property Consultants Ltd. 132 Market Street , SK14 1EX, United Kingdom

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10.05.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None undertaken due to Covid 19 pandemic. Site photos provided by applicant

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 March 2021 Expired: 20 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application property is a detached two storey red brick residential dwellinghouse on a modern small residential development approved in 2013 (refs 101241/MO/2012/S2 and 095818/OO/2011/S2). The property has an integral garage on the left hand side of the ground floor and a driveway to the front. As part of the approval for the wider development permitted development rights were removed for the conversion of garages due to the potential impacts on on street car parking as a result.



Description of development

The proposals seek consent for the conversion of the integral garage to residential accommodation and associated elevational alterations.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, no responses were received.

Issues

The following policies are considered relevant in the consideration of this application.
Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management

- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2019)

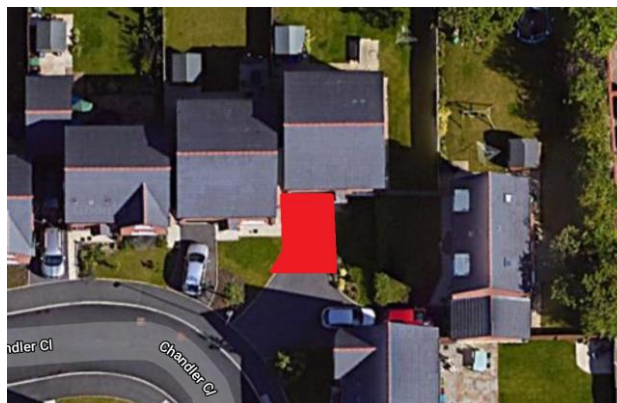
- Chapter 12 - Achieving Well-designed Places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The general principle for the conversion of integral garages to residential accommodation is acceptable, however in this instance permitted development rights were removed from the wider development to ensure off street parking was retained for the properties. Further consideration of the impacts in terms of car parking and visual amenity is required in this instance.

Car parking – As demonstrated from the supporting site photographs there is currently a driveway space to allow the parking of a vehicle off street that has a depth of approximately 5.2m. The internal measurements of the integral garage including doorway width of 2.2 m and 4.8 m depth are marginally smaller than is normally sort for a car parking space. As such whilst a smaller vehicle could be parked within it, the loss of this space is not considered sufficient to warrant refusal of the proposals that would retain an off-road space in this instance.



Driveway space available to 9 Chandler Close in red

Visual Amenity- The proposals would replace a garage door with a window, materials include stone cills, matching brick and windows to match the existing property. It is considered that the proposals would not detract from the visual amenity of the area.

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 application has been determined in a positive and proactive manner, in this instance no issues have arisen during consideration of the proposals and a decision has been issued in a timely manner.

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:

20:200/01 Existing and proposed ground floor plans

20:200/02 Existing and proposed elevations both received by the City Council as local planning authority on the 19th March 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) The materials to be used in the external elevations of the permitted development shall be carried out in accordance with the submitted application forms and approved drawings.

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 Core Strategy.

Appendix 1 – List of consultees & neighbours notified

13 Chandler Close, Manchester, M22 5GU
7 Chandler Close, Manchester, M22 5GU
11 Chandler Close, Manchester, M22 5GU

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 45M
Area Team Boundary - Name: SOUTH