

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127007/LP/2020

Date registered valid: 1 June 2020

Proposal: Certificate of lawful proposed development for the erection of an outbuilding and conversion of garage

Address: 13 Woodhouse Road, Manchester, M22 1PZ

Ward(s): Woodhouse Park Ward

Applicant: Mr Iulian Jelja, 13 Woodhouse Road, Manchester, M22 1PZ

Agent (if any): Mr Howard Lawrenson, Lawrenson Associates, 1 The Globe, 142 Hardshaw Street, St. Helens, WA10 1JT

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 July 2020

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: Not required

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: No neighbour notifications have been printed and sent.

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

The application relates to a two storey semi-detached dwellinghouse of red brick with a red pantile gable roof. The property features an attached garage to the side, with an extension projecting around 3.5m from the rear. The irregular corner plot includes a large front/side garden with driveway and a smaller paved yard to the rear.

Description of area

Woodhouse Road is located within the Woodhouse Park ward, close to the airport. The area is predominantly residential in nature and consists of ex-social housing in a mixture of terraces and semis featuring driveways and gardens.

Description of development

The applicant wishes to convert the garage into habitable living space, to form a study, and build a single storey outbuilding at the end of the rear garden to form a covered sitting/eating area.

Consultations & Notification Responses

None required for this type of application.

Policy

Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015:

- **Class A** – Permitted development - The enlargement, improvement or other alteration of a dwellinghouse.
- **Class E** – Permitted development – Buildings etc incidental to the enjoyment of a dwellinghouse.

Assessment

The proposal involves removing the garage door in the front elevation of the attached garage to the side of the dwellinghouse and replacing it with a new window and door along with facing brickwork to create a study on the ground floor. The proposal does not involve enlarging the garage in any way, footprint nor height, and the property has its PD rights intact. The existing single storey extension to the rear of the garage would be internally reconfigured to create a storage room and outdoor W/C and the rear door to the garage would be bricked up also. The proposed outbuilding would measure 5m in depth and 3m in width, with a maximum height of just 2.5m, due to its siting along the shared boundaries. It would not feature any windows or doors and would form an open covered area, with seating indicated inside.

The proposal complies with the criteria set out in the General Permitted Development Order (2015) for classes A and E, and it is not thought that the garage and outbuilding would cause significant disamenity to the surrounding occupiers nor significant harm to the visual amenity of the estate due to its siting at the rear, therefore the City Council considers it permitted development.

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

Condition(s) to be attached to decision for approval

Approve on the basis that the proposed outbuilding and garage conversion shown on the drawings numbered '02A' and '5915-03', stamped as received by the City Council as Local

Planning Authority on the 1st June 2020, constitutes permitted development in accordance with Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Appendix 1 – List of consultees & neighbours notified

None

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 - Within Outer Area

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Area Team Boundary - Name: SOUTH