

Manchester City Council
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26th February 2020

Planning application PP-08543266 101 Dene Road, Didsbury

I am writing further to the submission of the aforementioned application to remove condition 8 attached to permission 097508/FO/2011/S2.

101 Dene Road was erected under planning permission 097508/FO/2011/S2. One of the conditions attached to that permission, condition 8 stated that:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.”

The reasoning for this condition was:

“The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies T2.4 and H2.2; of the Unitary Development Plan for the City of Manchester.”

The submitted application seeks to remove this condition to enable the garage to be converted to provide living accommodation and meanwhile make elevational changes to the dwelling to essentially mirror the other side of the front elevation.

Firstly, it should be noted that the policies referred to in condition 8 have now been superseded by policies contained in the Core Strategy. However, none of these new policies set car parking standards for residential (C3) uses and therefore there is no longer a strict numerical standard to be met. That being said, the existing driveway is sufficient to accommodate 3-4 vehicles without any need for on street parking.

The applicant has been living in the property for a number of years now and has found a need for an additional space for a study/living accommodation. As with many modern households the applicant does not make use of the garage for the storage of a vehicle, rather the space is used for other household storage/actually underused. It is not for a Local Planning Authority to dictate how each room of a residential dwelling is to be used and there are no longer any relevant planning policies to restrict this use to storage of a vehicle.

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It is also noted that the condition may have been included at the time of the permission in connection with the Code for Sustainable Homes, this has now to most intents and purposes been abandoned and again replaced with the Technical Housing Standards, which are not relevant or applicable to the use of an integral garage.

The integral garage is simply not required for the storage of a vehicle, there is ample parking on the driveway and the space at present is therefore inefficient and underused in this family home. It is respectfully requested that the LPA review this condition and allow this application to remove it and enable the family to make a better and more effective use of the floorspace available in their home.

I look forward to hearing from you.

Yours sincerely

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