MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Owen | Surname: Rawlinson

Company name:

Street address: 136 Georgia Avenue
Didsbury

Town/City: Manchester
County: Greater Manchester
Country: United Kingdom
Postcode: M20 1LX

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Description:
To convert the integral garage into a living room. Additional parking spaces will be created at the back of the house by converting part of the back garden into 2 parking spaces. The creation of these additional parking spaces is to compensate for the loss of the integral garage as a parking space and ensure there is no impact to on-street parking and congestion.
Detailed description:
136 Georgia Avenue is part of the Didsbury Point development and was constructed as a 3 bedroom house with a kitchen/diner on the ground floor and a living room on the 3rd floor. The property also includes an integral garage with is plastered and has lighting. The garage door is at the front of the property. The property has one space on the driveway and one space within the garage available to it. The property benefits from a large rear garden which is bounded by Robert Harrison Avenue.
The proposed scheme is to convert the integral garage into a downstairs snug area (potentially we will use it as a child's play area which we feel is appropriate to have on the same floor as the kitchen/diner). We feel that having a lounge only on the third floor is impractical for family life with small children. This scheme requires planning permission due to the removal of planning rights for the Didsbury Point development. These rights where removed due to concerns about on street parking. To compensate for the loss of an in-curtilage single parking space our plan is to create 2 new in-curtilage parking spaces at the back of the large garden, the property will then have 3 parking spaces in total as opposed to the current 2 spaces. Two will be to the rear in the garden and one at the front of the property which will remain as is. Robert Harrison Avenue which borders the garden fence party wall is an un-adopted road and on consultation from Dave Morris (Manchester City Council Case Officer) we understand that no permission from the council is required for the creation of the two car parking spaces or to drop the curb from Robert Harrison Avenue which will in affect become the driveway to the rear of the garden. The gates used to provide access will be in keeping with the existing fence and be constructed of the same materials and will open inwardly in order to comply with necessary appropriate policies and practices (which we have sought guidance on) and will therefore ensure public safety.
We ask that is noted that that there is no path, either public or private, of any description that borders the property between the party wall fence and Robert Harrison Avenue, therefore there is no impact in this regard. We also ask that it is noted that this particular property is unique in that it benefits from this additional access to the rear of the garden, no other property on Georgia Avenue has this facility, therefore we do not feel that this scheme will set a precedent within the area.
It is proposed that the garage door is replaced with two layers of break of a similar type to the construction of the rest of the house and a large window to match the other windows in the property to give light to the room. The materials used in the conversion will be picked to ensure they are consistent with the existing materials used for the construction of this property and its neighbours and therefore will not compromise the look and feel of the street scene in Georgia Avenue.
Impact:
There is no impact on the neighbouring properties, conservation, trees, parking or street scene. There are existing properties within Didsbury Point which have similar first floor glazing. The majority of the noticeable changes will be internal. The additional parking creation will actually benefit the property due to a cumulative increase in available parking by one space. The access to the back garden is an existing cul-de-sac road and only requires a dropped curb and a creation of hard flooring and gate.
This property in particular is unique within the development as it is considered straight forward to compensate for the loss of the integral garage parking with increased parking capacity and access due to its unique location which will have a positive impact in that now 3 parking spaces will be provided in-curtilage instead of the original 2.
I trust due to the unique location and the scheme to create additional 2 parking spaces (3 total) to compensate for the loss of the garage and to ensure that future property owners parking needs are taken into account that this scheme will be seen as beneficial and I trust it will receive approval based on the benefits it brings.
We understand that permission should be granted only on the basis of the creation of the parking spaced and would suggest a site visit by the case officer once we have

3. Description of Proposed Works (continued)

completed the rear of the property works before we begin the the front of the property works and that any permission and certificate of works given is given only subject to our scheme at the rear be completed.

Has the work already been started without planning permission? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 136 Suffix:

House name:

Street address: Georgia Avenue

Didsbury

Town/City: Manchester

County:

Postcode: M20 1LX

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 383632

Northing: 392480

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Dave Surname: Morris

Reference: Phone Conversation re: 136 Georgia Avenue and follow in emails.

Date (DD/MM/YYYY): 14/10/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Conversation by phone took place with Dave Morris to discuss if there was a requirement for planning permission create a gate, drop the curb and create a hard floor in the garden of 136 Georgia Avenue. A follow up email correspondence took place as follows:
14/10/13
Good morning Laura
I don't think you need any of the additional reports, but having looked at the decision of 10 Georgia avenue it would help if you produced a statement explaining how you are addressing the issues. Otherwise we need the application forms, fee and plans.
Regards
Dave Morris
Planner
Development Management South
Postal Address
Manchester City Council
Planning
PO box 532
Town Hall
Manchester
M60 2LA
TEL. 0161 600 7924
Fax:0161 274 0046
Textphone: 0161 234 4505
E-mail: d.morris@manchester.gov.uk
http://www.manchester.gov.uk "Longhi, Laura"<laura.longhi@hp.com>
11/10/2013 14:32 To "d.morris@manchester.gov.uk"<d.morris@manchester.gov.uk>
cc
Subject Pre-planning advice for 136 Georgia Avenue
Hi Dave,
We spoke yesterday in relation to my forthcoming planning application at 136 Georgia Avenue.
I would be grateful if you could clarify exactly what supporting documentation is required to submit with my planning application. Having reviewed the planning portal website and also Manchester City Council planning and regeneration pages neither give me a clear view on exactly what the correct documentation set should be. I have attached the requirements for the 'Householder Validation Checklist' which I have downloaded from your website. I am familiar with the 10 Georgia Avenue application and I can see that they did not submit any of this additional information but I would not wish to make an incorrect assumption that the same would apply to this property on a different part of the street.
Can you please confirm which, if any, out of these stated in the attached document that 'may' be required are indeed required (if at all):
Additional Information – you may be required to supply…
• Have you provided a Flood Risk Assessment? Details of what is required are available from the Environment Agency (external site).
• Where trees are to be affected, have you included a tree survey and arboricultural implications?
• Where appropriate, is a Biodiversity or Ecological survey and report provided? Further information is available from http://www.tameside.gov.uk/ecologyunit.
• Under the Requirements of Planning Policy Statement 5, any development with an impact on a recognised heritage asset (Conservation Area, Listed Building or Archaeological interest) must be accompanied by a Heritage Asset Statement. This must include a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The relevant criteria to be met are outlined within PPS5.
Also do you have a pre-planning advice reference number you can give me in relation to this request?
Thank you
Laura.
Ps. I have attached two print screens or the house currently one from the front and one for the back:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

8. Parking

Will the proposed works affect existing car parking arrangements? (•) Yes ( ) No

If Yes, please describe:

Currently the property has two car parking spaces in-curtilage, one within the garage itself and one at the front of the garage. As detailed in our description of works our request for planning permission for converting the garage is made only on the basis that our permission is subject to us creating two new car parking spaces. These two spaces will be made by creating a hard surface at the rear of the garden (access to the garden will be through a gate which we will make in keeping with the current fence materials and can be accessed from Robert Harrison Avenue). Therefore our plan involves the garage being converted ONLY if 3 spaces exist at the property. One which will remain in-front of the house and 2 new spaces at the back. We have received informal guidance from Dave Morris at Manchester City Council Planning and Regeneration department who is the case officer for Didsbury Point and he has confirmed that planning permission to create a hard floor in the garden and create a gate is not required. Our scheme therefore has a positive impact on parking as it is creating an additional space from 2 to 3 in-curtilage.

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Windows - description:

Description of *existing* materials and finishes:

Steel Garage door painted in white surrounded by standard red brick

Description of *proposed* materials and finishes:

White UPVC window to match windows in the rest of the property to be surrounded by standard red brick to match the rest of the property

Boundary treatments - description:

Description of *existing* materials and finishes:

Wooden close boarding fence at rear of property acting as a party wall to Robert Harrison Avenue

Description of *proposed* materials and finishes:

Gate with metal frameand wooden close boarding to match existing fence at rear of property acting as a party wall to Robert Harrison Avenue

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

We are providing additional information in our site and location map and future and current state drawings. This is provided in the PDF document titles 136 Georgia Avenue Current and future state with Site and Location map' which is submitted with this application

12. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant		Date notice served
Name	Laura Longhi	
Number:	136 Suffix:	
Street:	Georgia Avenue	08/11/2013
Locality:	Didsbury Point	
Town:	Manchester	
Postcode:	M201LX	

Title: Mr First name: Owen Surname: Rawlinson

Person role: Applicant Declaration date: 30/11/2013 ☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 30/11/2013