

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143272/FH/2025
Date registered valid: 23 June 2025
Proposal: Conversion of the garage into living accommodation, elevational alterations, and new rooflight
Address: 9 Robert Harrison Avenue, Manchester, M20 1LW
Ward(s): Didsbury West Ward

Applicant: Mr Hare
Agent (if any): Mr John Allen, Andrew Wallace Architects
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 6 August 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 July 2025 Expired: 22 July 2025

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 building

The property that is subject of this householder application is a three-storey terraced C3 dwellinghouse. It features a pitched roof and to the front of the property is a hardstanding driveway.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Robert Harrison Avenue is a residential street situated within the Didsbury West ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached and terraced houses of a similar brick design and age. This area has had permitted development restrictions, therefore the applicant has had to apply for planning permission.

Description of development

The applicant is seeking planning permission for a garage conversion into living accommodation, elevational alterations and new roof light.

Proposed Plans and Drawings

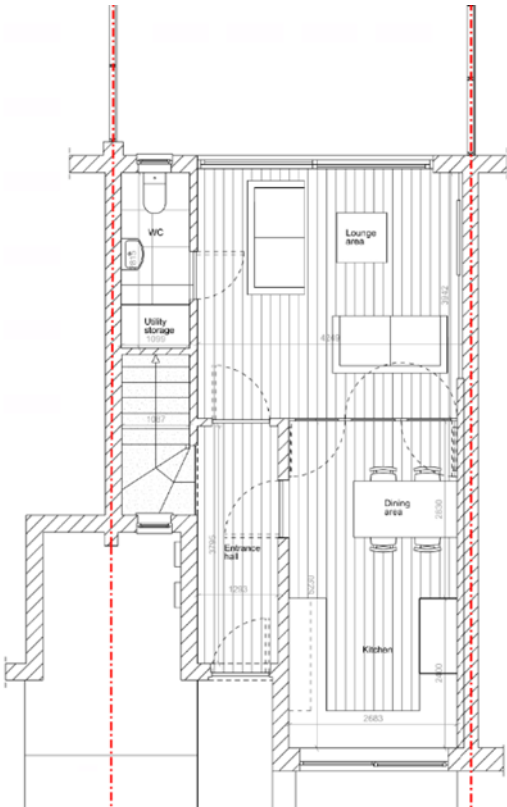


Figure 2, proposed ground floor plan

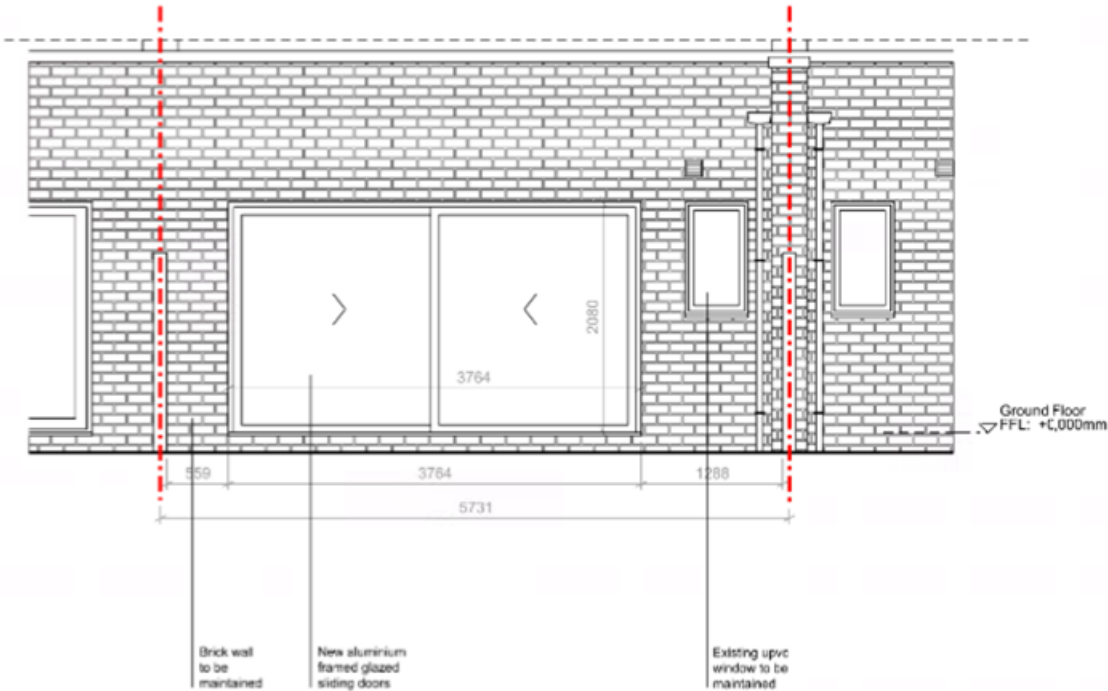


Figure 3, proposed rear elevation

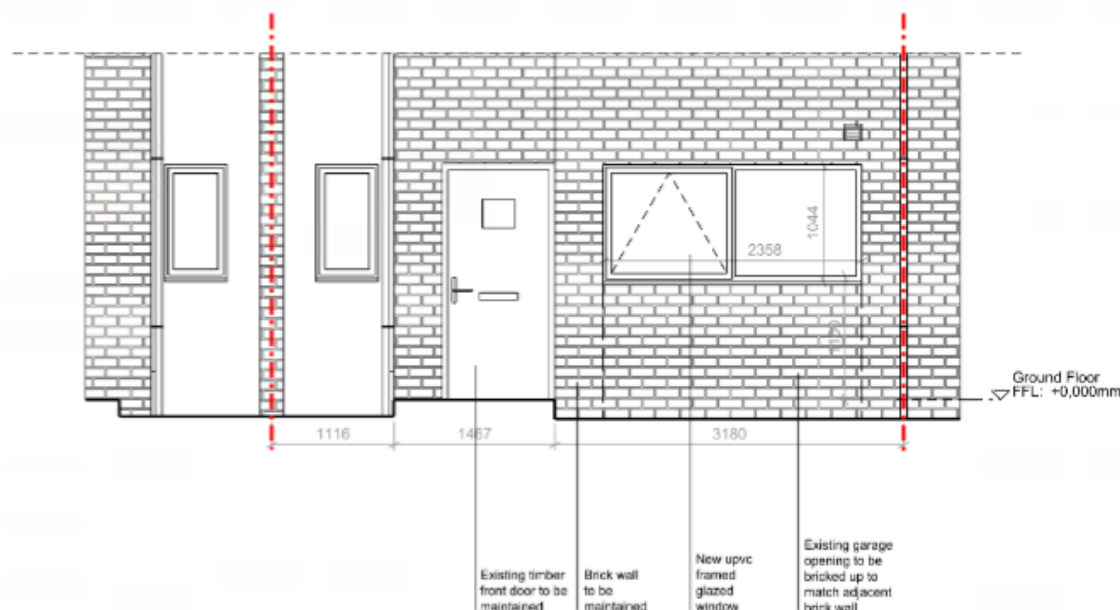


Figure 4, proposed front elevation

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

POLICY

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 the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- A long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth, it has been published by the GMCA on behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford,

Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

There is no relevant planning history for this particular property but planning history exists for the development of the new build development that the applicant site sits within (Didsbury Point phase 4.)

073030/MO/2004/S1- Reserved matters application for phase 4 consisting of 183 residential units comprising of semi-detached houses, mews houses and apartments associated car parking and landscaping, approved on 15th of November 2004.

The approval for this application included condition 2, 'PD restriction on use of internal garage' – the garage accommodation hereby approved as part of this development shall not be converted into living accommodation without the express written permission of the City Council as local planning authority.

Reason- the loss of garage parking space would result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety.

Parking

One parking spot will be lost due to the garage conversion however, one parking space will be retained by the driveway at the front of the property.

Principle

The principle of a garage into living accommodation along with rooflights and elevational alterations is acceptable given that many individuals prefer to alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking. As the property is to remain a single family dwellinghouse, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Siting Scale and Massing

The development proposes five new windows, two facing into the rear garden where it will replace an existing patio door to form two new sliding doors. The third window is proposed to be a roof light, 1.7m from the ground floor level in line with permitted development rights. There will be two additional windows at the front of the property in the proposed kitchen. The two new windows will replace an existing garage door.

The proposed roof light will be approx. 0.8m in length and 1.2m in width. This will be positioned above the new proposed bedroom (2) on the second floor. The two kitchen windows combined will measure approx. 2.3m in length at approximately 1.2m from the ground floor level. The total width of the windows will be approx. 1m. The windows that face into the rear garden are approximately 3.8m lengthways and approx. 2m tall.

The garage is proposed to be converted into a kitchen and dining area. The current ground floor office will become a lounge area where the rear windows are proposed. At current, the second floor consists of a kitchen and lounge area and this is proposed to be converted into two bedrooms and an ensuite. The proposed development does not involve enlarging any part of the building nor proposed to be a separate house.

The overall siting scale and massing of the proposal is acceptable as the development is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

Appearance and Visual Amenity

The submitted application form provides information on the materials to be used and states that the development would be built of red brick to match existing. The proposed windows will be made of Upvc to match the existing windows. The proposed sliding doors will be made of aluminium painted white to match existing. The proposed development is not considered to impact the current building line or involve enlarging any part of the house. The proposal is not an unusual addition to the street scene as multiple properties in the area, for example no.6 and no. 8 Robert Harrison Avenue have full length windows replacing the garage door on the front elevation.

The development will look subservient to the dwelling house due to the matching materials. The garage conversion can be considered a small addition to the visual amenity of the property and street scene. The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent or residential extensions in his locale. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of this extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity, relationship to neighbours.

It is noted that neighbours, no. 11 Robert Harrison Avenue has been granted planning permission for a similar proposal,

142346/FH/2025- Proposed garage conversion involving elevational alterations and creation of driveway. Approved: 1st of May 2025.

Given that the proposal does not involve an extension and rather the replacement of the garage shutter to windows, it is not considered to give rise to any adverse loss of light, adverse privacy nor overbearing implications. The proposed kitchen windows that face onto the street will be introducing a slight change of style for the development in the area; however, the proposed windows match the length dimensions of the existing garage, this will help the garage conversion blend in with the existing street scene. The property is set back from the pathway which will create an adequate privacy distance from passers-by.

In most circumstances, an internal garage conversion could be achieved through the route of permitted development. However, due to the removal of such PD rights, planning consent is required. This was due to the concern that the loss of the garage parking space would result in an increase of on-street parking and would be detrimental to highway and pedestrian safety.

The alterations to the windows to the rear do not provide any further amenity implications.

Overall, the proposal is not considered to give rise to any overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the applicant in a proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1)** The development must have begun no later than the expiration of three years beginning with the date of permission.

Reason- required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

- (2)** The development hereby approved shall be carried out in accordance with the following plans:

- Existing and proposed site plan
- Plans and elevations proposed
- Plans and elevations existing
- Location plan

Received 23rd of June 2025.

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (3)** The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form, email correspondence and approved plans, including:

- Red brickwork to match existing
- Upvc to match existing windows
- Aluminium frames painted white to match existing.

Reason- to ensure 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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Robert Harrison Avenue, Manchester, M20 1LW
10 Robert Harrison Avenue, Manchester, M20 1LW
15 Robert Harrison Avenue, Manchester, M20 1LW
16 Georgia Avenue, Manchester, M20 1LX
18 Georgia Avenue, Manchester, M20 1LX
17 Robert Harrison Avenue, Manchester, M20 1LW
13 Robert Harrison Avenue, Manchester, M20 1LW
11 Robert Harrison Avenue, Manchester, M20 1LW
8 Robert Harrison Avenue, Manchester, M20 1LW
7 Robert Harrison Avenue, Manchester, M20 1LW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA