MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142841/FH/2025
Date registered valid:	30 April 2025
Proposal:	Proposed conversion of rear garage building to form ancillary living accommodation (new games room) with associated external alterations
Address:	Ingleside, Glencastle Road, Manchester, M18 7NE
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Adeel Ghaffar, c/o Accommodation Links Ltd
Agent (if any):	Matt Vizard, KVA Architectural Solutions
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
Printed: 15 May 2025 Expired: 6 June 2025

Neighbour notifications
Printed: 18 July 2025 Expired: 1 August 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 site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to an existing two storey property in a largely residential area, although there is a church opposite the site and two nearby schools. The property is in a residential use and there is an existing single storey detached flat roof building to the rear. This structure is indicated to be a garage although access to the structure, for a vehicle, appears difficult, as it would be from a gated alleyway at the side of the property.

The following application was recently submitted on the site, relating to this former 'garage' building:

141698/FH/2024 - Conversion of rear garage building to form living accommodation and associated elevational alterations
It was proposed to convert the structure into an additional living unit, which would be self-contained, including a living/dining area, bathroom and bedroom. The proposal also included external alterations by way of the installation of domestic style door and windows, and the creation of a dual pitched roof above the existing flat roof building.

The application was refused, on 30 January 2025, for the following reasons:

1. The proposal would result in an over intensive use of the site resulting in the creation of living accommodation that is out of character with the surrounding area. In addition, the proposal would result in a significant intensification of occupation, waste generation and comings and goings at the site which would increase level of noise, disturbance and activity for proposed and existing residents and with a lack of adequate parking arrangements which would create the demand for on-street car parking, within the local area. The proposal would therefore have an

unacceptable detrimental impact upon the residential amenity of neighbouring residential occupiers and would be detrimental to the character of the area. The proposal would therefore be contrary to the provisions of policies SP1, H11, T2 and DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.

2. The development results in an unacceptable standard of living accommodation for the intended occupiers of the premises, due to the size of the proposed living accommodation, the lack of provision of sufficient outdoor amenity space and access arrangements to the living accommodation with a lack of natural surveillance. The development is therefore contrary to the provisions of policies SP1 and DM1 of the Manchester Core Strategy, the Manchester Residential Quality Guide, the Guide to Development in Manchester and guidance contained in the National Planning Policy Framework.

The current application again seeks to make use, of this former garage building, and it is now proposed to convert the building into a games room, for use by the occupants of the main house. The proposal also includes the bricking up of the existing garage door, domestic style door and window, in matching brickwork and replacing these with a combined single door/window. In addition, it is also proposed to create a dual pitched roof above the existing flat roof building, similar to that previously proposed, which would also contain rooflights.

The existing building is approximately 2.5 metres high, so this would become the eaves height, for the proposed roof, which would have an apex of approximately 3.5 metres., and the roof has been designed so that there is no encroachment onto the adjoining property.

New brickwork and roof tiles would match the existing on the garage and existing house.

Consultations & Notification Responses

Local residents - Multiple objections have been received, from 3 local residents, for the following reasons:

- They remain convinced that the works are actually still intended to facilitate the use, of the unit, as living accommodation, potentially as an HMO in conjunction with the main house, and there are concerns about the impact that the occupation, of the unit would have on residents.

- It is out of character with the surrounding area and this would set a precedent for other garages in the vicinity.

- If it is just for a games room, why does it need additional height.

- The lock to the alleyway gate has been removed and is open at all times which creates a safety issue. In addition, is the applicant proposing to access the 'games room' via the alleyway? As the plan suggests that there is an entrance/exit to the 'games room' onto the alleyway, which would add to the safety point.

- The alleyway is already littered with rubbish and this would result in more waste generation.

- Potential noise pollution, disturbance for existing residents.

- Parking is an existing issue and this would add to the lack of adequate parking arrangements within the area.

- The new roof would lead to a lack of light into adjoining gardens/houses

- It would lead to a loss of privacy for residents

- Concerns were raised about a new building being erected in the garden of the property.

Highway Services - Referenced parking and refuse arrangements for the site and access to the outbuilding.

PARKING AND ACCESS: It is understood that the proposed works will not affect the existing car parking arrangement. Clarification is sought on the current car parking arrangement at the site. Pedestrian access to the proposed games room is to be provided using the entrance door via the alleyway off Glencastle Road. Can the applicant confirm that the proposed games room has any access rights in place to utilise the alleyway?

REFUSE AND SERVICING: It is assumed that waste collection and servicing arrangement for the site will remain as existing .

CONSTRUCTION MANAGEMENT: It is recommended that a brief Construction Management Plan is provided prior to any construction works beginning and should be conditioned.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So to is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H3 relates to housing in North Manchester and states that, over the lifetime of the Core Strategy, North Manchester will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:
JP-S1: Sustainable development
JP-C8: Transport Requirements of New Development
JP-P1: Sustainable Places

Principle of development/intended use - The previous refusal was due to the fact that a self-contained living unit was being proposed in a location that was unsuitable for independent living accommodation. As an existing outbuilding though it is legitimate to use the building as an ancillary games room, or other ancillary use of the main house/residential accommodation. The works, subject of this application are therefore the new proposed roof.

Proposed roof/external works - In terms of the external works, with a sloping roof and an apex of 3.5 metres it is not considered that this is of an excessive height and is typical of the height of extensions constructed in the rear gardens of properties. The works would only be viewed from the rear of surrounding properties, and it is not considered that there would be any loss of outlook, for surrounding properties, nor would there be any new windows that might lead to a loss of privacy for adjoining residents.

Residential amenity/response to local resident's comments - Due to the previous application, to use the unit as self-contained living accommodation, local residents remain wary that this is what the building will actually used for, or even as an HMO in conjunction with the main house. The applicant though has given assurances that the proposed use is as a games room only, for use by occupiers of the main house, and the application needs to be assessed accordingly. On that basis, the proposed use would be ancillary to the main use of the house, as a Class C3 dwelling, and is considered acceptable. The applicant has also confirmed, in writing, that the outbuilding will only be used as ancillary accommodation, for the Class C3(a) use of Ingleside and that neither the main house, nor the outbuilding, can be used as an HMO or for multiple lets. A condition is, however, proposed to prevent the building from being used as a self-contained living unit., or as part of a combined HMO for both the houe and outbuilding.

In relation to other residents concerns:
- The unit would be of typical appearance for garden outbuildings/extensions and is not considered to be out of character with the area and it is considered that the works and new roof would actually improve the appearance of what appears to be an unused outbuilding.
- A new entrance door has been created onto the alleyway, with a new gate installed in the side boundary wall, but the applicant states that this is to facilitate access for bins and, in any event, such works do not require planning permission, and are not subject of this application.
- The proposal would not lead to increased occupation of the house, and should not lead to any increases in litter or demand for on-street parking.
- A new roof is proposed but this is on the existing structure, which would not have an increased footprint and alterations to existing walls only are proposed.

Comments of Highway Services - Whilst the outbuilding is identified as a garage, vehicular access, to the building does not seem possible, and the unit appears to be currently vacant. The application is for ancillary accommodation for occupiers of the main house only, that would not lead to an intensification in occupancy, with no change to existing parking and refuse arrangements, and access is obtained, to the games room from the yard area of the main property. Given that the occupiers are merely using an existing ancillary building, in their yard area, as an ancillary activity room, it is not therefore considered that the proposal has any

adverse highways implications. It also needs to be noted that the use, of the outbuilding, is permitted and it is the external works that are subject of this application.

Also, although Highway Services recommends that a construction management plan condition, is attached to any permission, it is considered that the works are of such a small scale, that such a condition is not warranted. Any construction impacts will largely be limited to the site with a small workforce and small van movements being the most likely way that materials would be transported to site.

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 polices 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, clarification was sought in relation to the intended use and external works carried out

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 drawings NE-001 rev A, NE-005 rev B and NE-006 rev C, stamped as received by the City Council, as Local Planning Authority, on 17 June 2025, and drawings numbered NE-007 rev C, NE-008 rev D, NE-009 rev C and NE-010 rev C, stamped as received by the City Council, as Local Planning Authority, on 17 July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

3) The materials used on the walls and roof of the outbuilding hereby approved shall match the existing outbuilding/dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The outbuilding, subject of this application, shall only be used as a games room/ancillary accommodation for use in conjunction with the occupation of the property known as Ingleside, Glencastle Road, Manchester M18 7NE, as a dwellinghouse (Class C3), with a layout as shown on drawing numbered NE-006 rev C, stamped as received by the City Council, as Local Planning Authority, on 17 June 2025, and shall not be used at any time as a separate or independent dwellinghouse, or as HMO accommodation, either independently or in conjunction with the main property known as Ingleside, and as confirmed in the email from Matthew Vizard dated 13 August 2025.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

49A Knutsford Road, Manchester, M18 7NJ
49 Knutsford Road, Manchester, M18 7NJ
16B Levenshulme Road, Manchester, M18 7WJ
16A Levenshulme Road, Manchester, M18 7WJ
12 Levenshulme Road, Manchester, M18 7WJ
Belmont, Glencastle Road, Manchester, M18 7NE
22 Levenshulme Road, Manchester, M18 7WJ
Sacred Heart Presbytery, Levenshulme Road, Manchester, M18 7WJ
14A Levenshulme Road, Manchester, M18 7WJ
Flat 2, 12 Levenshulme Road, Manchester, M18 7WJ
Flat 1, 12 Levenshulme Road, Manchester, M18 7WJ
18 Levenshulme Road, Manchester, M18 7WJ
14 Levenshulme Road, Manchester, M18 7WJ
10 Levenshulme Road, Manchester, M18 7WJ
20 Levenshulme Road, Manchester, M18 7WJ
47 Knutsford Road, Manchester, M18 7NJ
45 Knutsford Road, Manchester, M18 7NJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA