

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141680/FH/2024

Date registered valid: 8 January 2025

Proposal: Conversion of existing garage into a habitable living space and erection of single storey rear extension

Address: 68 Polefield Road, Manchester, M9 7FL

Ward(s): Charlestown Ward

Applicant: Miss Aida Hallakowei Shirazi

Agent (if any):

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 January 2025

Standard consultations:

Printed: 21 January 2025 Expired: 11 February 2025

Neighbour notifications

Printed: 21 January 2025 Expired: 11 February 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

Description of site / building / area

The application relates to a period, bay-fronted, two storey semi-detached dwellinghouse in the Charlestown ward of north Manchester. The site benefits from amenity space along the front, side and rear; together with the boundary treatment, whilst incorporating a gated access and a detached outbuilding/garage along the side elevation (the existing detached garage is sited along the along the common shared boundary with no. 66 Polefield Road; whilst being set-back approximately 11981mm from the front building line of no.68).

No. 66 Polefield Road also has an existing outbuilding/garage sited along the shared side and rear boundaries.



(Officer's site visit 27.01.2025)



Additional off-street car parking is along the front and side driveway. Bins are stored within curtilage, screened behind boundary treatment.

Site History

- 022297 - Detached garage at rear of dwellinghouse, APPROVED 07/1984.

Description of development

The submitted plan proposes a single storey rear extension to facilitate the conversion of the existing garage into a habitable living space.

The submitted plans would effectively involve an in-fill development along the rear of the existing garage to increase the footprint.

In the case of this application, concerns were expressed to the applicant regarding the proposed (block work) external facing materials for the outbuilding. Following negotiations, the applicant has confirmed acceptance of a materials condition requiring the proposed external facing materials to be in brick work matching the existing outbuilding, (correspondence from applicant dated, 12/03/2025).

The proposed extension would be sited along the common shared boundary with no. 66 Polefield Road; whilst being flush with the side building lines of the existing outbuilding and would measure approximately (3002mm deep x 3220mm wide x 2700mm maximum height). It would comprise of a flat roof (which is consistent with the existing outbuilding) and would include 1no. window along the side elevation; together with double in-ward opening doors along the front elevation. It is also intended to use matching materials.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. The following comments were received in response to this application from one local resident, who advised that their concerns mainly related to two matters:

The first being that there is already parking problems along their road, and they are concerned that the conversion would bring additional cars to the residence. Secondly, as a garage adjoins

the existing and proposed conversion, they are of the opinion that a roof detail showing the proposed joint arrangement between the new (flat roof) and existing roofs is required.

Following receipt of the above comments, subsequent correspondence was sent to the local resident, (dated, 12/02/2025).

2. Environmental Health

Environmental Health officers have commented and recommended the following to be attached to any recommendation for planning approval.

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

NSE4(a)

Residential sound insulation

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads / streets including nearby Rochdale Road. Shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

NSE6 - External plant/equipment/servicing

** If any external plant or plant behind louvres is required for any alternative ventilation etc.

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and

approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

REF*

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

** If the property is only being used by the occupiers of the existing property then the above isn't required but if the additional habitable unit is to be either sold as a separate premises or rented out and used by occupiers other than those at the existing property then additional and separate waste provision will be required so some form of comment should be provided to confirm the intended use of the additional building to determine whether the above condition is required. If it is just for the use of the occupiers of the main residence, then we might need to condition it as such if that's possible?

In light of the Environmental Health officers' comments; for the nature of the development as a small in-fill single storey rear extension to facilitate the conversion of the existing garage, the comments relating to construction work hours, and residential sound insulation have been noted. The proposed development does not include any proposed external plant equipment and the existing refuse management arrangements would be unaffected.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

In this instance, concerns were expressed to the applicant regarding the proposed (block work) external facing materials for the outbuilding. Following negotiations, the applicant has confirmed acceptance of a materials condition requiring the proposed external facing materials to be in brick work matching the existing outbuilding, (correspondence from applicant dated, 12/03/2025).

Principle of development

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Moreover, the principle of a development

ancillary to the residential use of the existing dwellinghouse is also considered acceptable. Notwithstanding these factors, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension to facilitate the conversion of existing garage into a habitable living space) - In this instance, it is intended to increase the footprint of the existing garage/outbuilding by approximately (3002mm deep x 3220mm wide). The proposed height of the extension at approximately 2700mm high; together with the proposed roof configuration would be consistent with the existing garage; and therefore, in light of the fact that the proposed development would facilitate a conversion into additional living accommodation for ancillary purposes; together with the associated elevational alterations consisting of new and replacement window and door, it is not considered that the proposal would unduly harm residential or visually amenity. Additionally, given that the proposed development would be substantially set-back from the front building line of the main dwellinghouse by approximately 11981mm and given that the proposed window would face the rear garden, coupled with the separation distance that would still be retained from the common shared boundary with no. 70 Polefield Road, it is not considered that there would be any significant adverse impacts to privacy and overlooking; and therefore, subject to an additional condition to ensure the proposed use of the outbuilding is as ancillary to the main dwellinghouse, on this basis, it is considered that the proposed development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Impact of works (Design and appearance) - Concerns were expressed to the applicant regarding the proposed (block work) external facing materials for the outbuilding. Following negotiations, the applicant has confirmed acceptance of a materials condition requiring the proposed external facing materials to be in brick work matching the existing outbuilding, (correspondence from applicant dated, 12/03/2025). On this basis, it is not considered that the proposed development would be acceptable in terms of design and appearance, pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - Although the proposed conversion of the existing garage into a habitable living space would remove 1no. on-site car parking space, the existing driveway along the front and side of the existing dwellinghouse would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Local Resident's comments - In terms of the planning comments raised by the local resident, these have been duly considered in the issues section of this report. Other comments raised

relating to civil matters, shared ownership matters, boundary disputes, party wall issues and issues regulated by building control legislation, or the Highway Code would fall outside of planning legislation and therefore cannot be considered as part of this planning application.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039).

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Location Plan, Drg no. 082403-BPART-00-XX-DR-A-0101, received by the City Council as the Local Planning Authority on 08 January 2025.
- Supporting Information, received by the City Council as the Local Planning Authority on 05 December 2024.
- Existing and Proposed GIA, dwg.no. 01, Drg no. 082401-BPART-00-XX-DR-A-2007, received by the City Council as the Local Planning Authority on 07 January 2025.
- Existing Plans and Elevations, Drg no. 082401-BPART-00-XX-DR-A-2001, received by the City Council as the Local Planning Authority on 07 January 2025.
- Proposed Plans and Elevations, Drg no. 082401-BPART-00-XX-DR-A-2002, received by the City Council as the Local Planning Authority on 07 January 2025.
- Proposed Room and Set Out, , Drg no. 082401-BPART-00-XX-DR-A-2008, received by the City Council as the Local Planning Authority on 07 January 2025.
- Correspondence from applicant dated, 12/03/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

2) Notwithstanding the details on the submitted information, the external facing materials to be used on the development hereby approved shall match those of the existing outbuilding in terms of type, colour, texture, scale, pointing and coursing, and as stated in correspondence from applicant dated, 12/03/2025.

Reason - To ensure that 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 (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

3) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads / streets including nearby

Rochdale Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such. The approved noise insulation and ventilation scheme shall be completed before occupation. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

b) Prior to first occupation, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of The Manchester Core Strategy Development Plan Document (2012) and saved policy DC1 of the Unitary Development Plan (1995).

4) The outbuilding hereby approved and as shown on: Existing and Proposed GIA, dwg.no. 01, Drg no. 082401-BPART-00-XX-DR-A-2007; Proposed Plans and Elevations, Drg no. 082401-BPART-00-XX-DR-A-2002; and Proposed Room and Set Out, Drg no. 082401-BPART-00-XX-DR-A-2008, all received by the City Council as the Local Planning Authority on 07 January 2025 can only be used as ancillary accommodation for the occupiers of 68 Polefield Road only and for no other use other than those incidental to the original dwellinghouse.

Reason - To use the outbuilding for any other purpose would result in an over intensive use of the application site to the detriment of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester(1995), policies DM1 and SP1 of the Manchester Core Strategy (2012), and for the avoidance of doubt, as any proposal to use the outbuilding as a separate residential unit, or business would require planning permission.

5) 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 windows or doors shall be inserted into the elevations of the outbuilding hereby approved other than those shown on: Existing and Proposed GIA, dwg.no. 01, Drg no. 082401-BPART-00-XX-DR-A-2007; Proposed Plans and Elevations, Drg no. 082401-BPART-00-XX-DR-A-2002; and Proposed Room and Set Out, Drg no. 082401-BPART-00-XX-DR-A-2008, all received by the City Council as the Local Planning Authority on 07 January 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informative

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason: In the interest of residential amenity, pursuant to policy DM1 of The Manchester Core Strategy Development Plan Document (2012) and saved policy DC1 of the Unitary Development Plan (1995).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

63 Polefield Road, Manchester, M9 7EN
57 Charlestown Road, Manchester, M9 7AB
55 Charlestown Road, Manchester, M9 7AB
59 Charlestown Road, Manchester, M9 7AB
53 Charlestown Road, Manchester, M9 7AB
70 Polefield Road, Manchester, M9 7FL
66 Polefield Road, Manchester, M9 7FL
65 Polefield Road, Manchester, M9 7EN
61 Polefield Road, Manchester, M9 7EN

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA