MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141399/FH/2024
Date registered valid:	29 October 2024
Proposal:	Erection of single storey side extension to form garage with storage space above
Address:	1 Agalia Gardens, Manchester, M20 2PZ
Ward(s):	Didsbury West Ward
Applicant:	Mr Marco Valbon Sejdiu
Agent (if any):	Mr Mike Macpherson, Mike Macpherson Architects
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**17/12/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/10/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 1 November 2024 Expired: 22 November 2024

Site notice
Posted: 07 November 2024 Expired: 28 November 2024

Press advert
Published: 12 November 2024 Expired: 3 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on Agalia Gardens. The property features and existing rear detached garage, gable features and a small rear roof dormer.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The property is located in a mostly residential part of the Didsbury West ward of Manchester. The property sits within the Albert Park Conservation Area. The property is part of the relatively new build development on the former Shaare Dedek Synagogue site.

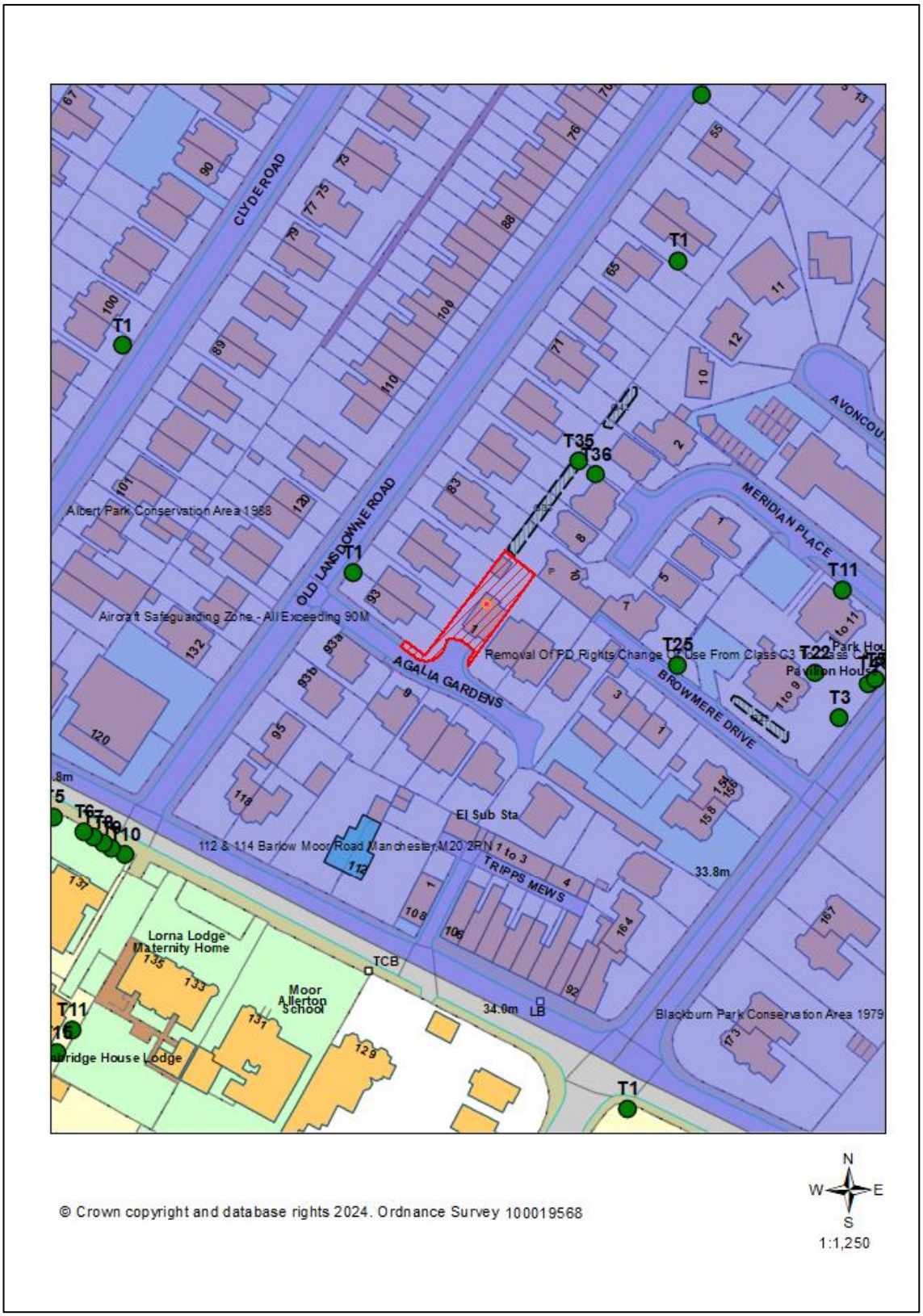


Figure 2. Location plan

Description of development

The applicant proposes the Erection of single storey side extension to form garage with storage space above.

The proposed side extension projects 3130mm from the existing side elevation at the front and 2840mm at the rear. It runs the full 11260mm of the side elevation. The ground floor is a garage with openings at both front and rear for access. The proposed side extension has a heavily pitched roof allowing storage space including front and rear dormer features. There is no access from the main house.

The existing detached garage is to be demolished.



Figure 3. Proposed elevations

Planning History

101402/FO/2013/S2
Description: Installation of vehicular and pedestrian gates to residential development.
Decision: Refused 13/03/2013

095935/JO/2011/S2
Description: Removal of Condition 15 of planning permission 092762/FO/2010/S2 requiring adoption of the highway within the development site
Decision: Approved 07/06/2011

092763/CC/2010/S2
Description: CONSERVATION AREA CONSENT for demolition of existing synagogue and outbuildings as part of the redevelopment proposal 092762/FO/2010/S2
Decision: Approved 25/11/2010

092762/FO/2010/S2
Decision: Erection of 10 x 3 storey town houses and 1x 2 storey coach house and associated garages, landscaping and boundary treatment, following demolition of existing synagogue and outbuildings
Decision: Approved 25/11/2010

Consultation, notification & publicity responses

Notifications

Local Residents
As stated in Appendix 1, people who live near the area were told about the proposal.

1no comment neither objecting nor supporting the application was received commenting

- No issue with the principle of the application
- Concern around bins storage and management
- Concerns around impact on vehicle parking

Relevant planning concerns have been taken into consideration in the assessment of the proposal.

Publications

Site Notice and Press Advertisements
As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

No one commented, objected, or gave their opinion on this application.

Negotiations

Issues have arisen in the consultation phase.

Officers were concerned on the height and massing of the proposed extension and its immediate effect on the adjacent properties at Old Lansdown Road.

Updated proposed development.

The updated scheme shows the proposal switching to a flat roof with a parapet height of 3700mm



Figure 4. Revised proposed side elevation

Consultation, notification & publicity responses to updated proposed development

Not required as reduction in massing.

Relevant policies & the principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following local, regional and national policies.

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
        - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC18 - Conservation Areas
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 16 - Conserving and enhancing the historic environment

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick and slate reclaimed from existing garage to match the existing property (according to the application form).

The proposal is designed to be subservient to the original dwelling house being at ground level with a flat roof at ground floor level.

The flat roof parapet sits at 3700mm which is similar to the boundary wall and helps mask the massing from the rear of properties on Old Landsdown Road.

Officers consider the new development to be acceptable in its 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.

The proposal can be seen from the street however its design, massing and material use minimise the harm on the street scene.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby, notably the existing garages at other properties on the development. Therefore, it can fit on the property site and won't disrupt the area's existing features.

The proposal's design would match the nearby properties.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds 1no window in the front and rear of the building. It doesn't unduly affect privacy because there are other windows to this elevation. There are no side facing windows.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area. It is noted that the existing detached garage is demolished reducing the net loss of external amenity space.

This follows the development management principle.

Refuse storage and collection.
The proposal itself has minimal impact on waste from the site. It is noted on the plans that bins are to be stored at the rear and brought through the new garage on collection days. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking
The proposal has minimal effect on the existing vehicle access and car parking at the property.

The proposal eliminates a parking garage at the rear of the property and hardstanding to the side of the property but creates a new garage and maintains the on-street parking directly in front of the property.

The proposal is in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage
The applicant and consultees did not find any contamination or stability issues at the site.

The proposal is within the Albert Park Conservation Area.

The Albert Park conservation area is situated approximately four miles south of Manchester city centre, in West Didsbury. It is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

The conservation area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Hospital and Government buildings to the West, the disused Midland railway line to the north and Palatine Road to the east, the latter being a common boundary with the Blackburn Park conservation area.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature extensions and outbuildings of similar scale and design.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private
The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas
This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Southern Character Area'.

We consider this proposal to accord with the principles of this policy.

EN 3 – Heritage
This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city's districts and neighbourhoods.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16) and is therefore in accordance with this development management principle.

EN 19 – Waste
This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

The proposal itself has minimal impact on waste from the site. It is noted on the plans that bins are to be stored at the rear and brought through the new garage on collection days

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

Citywide Development Control Policies

DC1 - Residential Extensions
This policy outlines the key issues when considering proposed residential extensions.

We consider this proposal to accord with the principles of this policy.

DC18 - Conservation Areas
This policy outlines the key issues when considering the development proposals within Conservation Area.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat9: Southern Areas
This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development
This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places
This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

JP-P2: Heritage
This policy outlines how We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.
We consider this proposal to accord with the principles of this policy.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 2 - Achieving sustainable development

Section 2 of the NPPF outlines how the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outline when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manchester Tree and Woodland Action Plan 2024-2034
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

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.

Conclusion

The proposed single-storey side extension at 1 Agalia Gardens has been carefully assessed against relevant local, regional, and national planning policies. The design, scale, and materials of the extension are in keeping with the character of the existing property and the surrounding Albert Park Conservation Area. The proposal is expected to have a negligible impact on local amenities, privacy, light, noise, and traffic. Given these considerations, the proposal is deemed acceptable and is recommended for approval, subject to the specified conditions.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

Condition(s) to be attached to decision for approval

1. **3-year time limit**

   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. **Specified plans**

   The development hereby approved shall be carried out in accordance with the following drawings and documents:
   a. Drawing - Location Plan 29 Oct 2024 01

b. Drawing - Site Plan 29 Oct 2024 02
c. Drawing - Existing 29 Oct 2024 03 FLOOR PLAN
d. Drawing - Existing 29 Oct 2024 04 ELEVATION
e. Drawing - Proposed 17 Dec 2024 05B
f. Drawing - Proposed 17 Dec 2024 07B ELEVATION
g. Drawing - Existing & Proposed 17 Dec 2024 08A ELEVATION
h. Heritage Statement 29 Oct 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. **Specified materials**

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. **Flat roof restriction**

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 and JP-S1 and JP-P1 of Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

Flat 1, 87 Old Lansdowne Road, Manchester, M20 2NZ
93A Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 93 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 93 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 93 Old Lansdowne Road, Manchester, M20 2NZ
Flat 5, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 87 Old Lansdowne Road, Manchester, M20 2NZ
8 Agalia Gardens, Manchester, M20 2PZ
9 Agalia Gardens, Manchester, M20 2PZ
2 Agalia Gardens, Manchester, M20 2PZ
Flat 3, 93 Old Lansdowne Road, Manchester, M20 2NZ
Flat 6, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 91 Old Lansdowne Road, Manchester, M20 2NZ

Flat 1, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 5, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 87 Old Lansdowne Road, Manchester, M20 2NZ
10 Meridian Place, Manchester, M20 2QF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH AREA