

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139909/FH/2024
Date registered valid: 20 May 2024
Proposal: Elevational alterations following conversion of garage
Address: 10 Meridian Place, Manchester, M20 2QF
Ward(s): Didsbury West Ward

Applicant: Mr Imad Salam
Agent (if any): Mr eu weng ang Afl
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 July 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 May 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 May 2024 Expired: 14 June 2024

Site notice: Posted: 31 May 2024 Expired: 21 June 2024

Press advert: Published: 4 June 2024 Expired: 18 June 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

The application relates to a large part-two / part-four storey detached dwellinghouse of redbrick with a grey concrete tile hipped roof with gable end roof forms to the east, southeast, southwest, and northwest. The property features white uPVC windows, including a three-storey bay to the rear, a spacious brick driveway, an integrated garage, a raised decking area to the rear and a spacious rear garden.

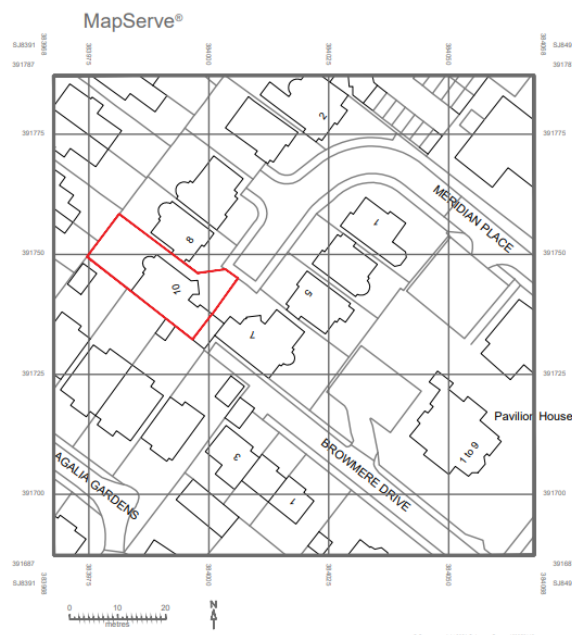


Figure 1. Submitted location plan.



Figure 2. Application site, as viewed from Google Earth.



Figure 3. Front of property, as viewed from Google Earth.



Figure 4. Surrounding estate, as viewed from Google Earth.



Figure 5. Front elevation.



Figure 6. Front elevation.

Description of area

Meridian Place is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Agalia Gardens, Moor Allerton Preparatory School, and Palatine Road (B5167). The area is predominantly residential in terms of its character, consisting of detached and semi-detached residential properties.

The application site is situated within the Albert Park conservation area, which was first designated in March 1988. The boundaries of the conservation area include 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.

Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

Description of development

The applicant is seeking permission for elevational alterations following conversion of garage.

Planning history

058868/TPO/SOUTH2/00 – NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN 150-152 PALATINE ROAD TREE PRESERVATION ORDER - Removal of various trees – **APPROVED** (10.05.2000).

066477/FH/SOUTH2/02 - Erection of rear conservatory – **WITHDRAWN** (15.11.2002).

100813/FH/2012/S2 - Erection of single-storey extension with terrace above including 2-metre-high obscure privacy screen to terrace – **APPROVED** (19.12.2012).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Cadent Gas made no objection to the application, requesting an informative note be attached to the decision notice.

Policies

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 DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

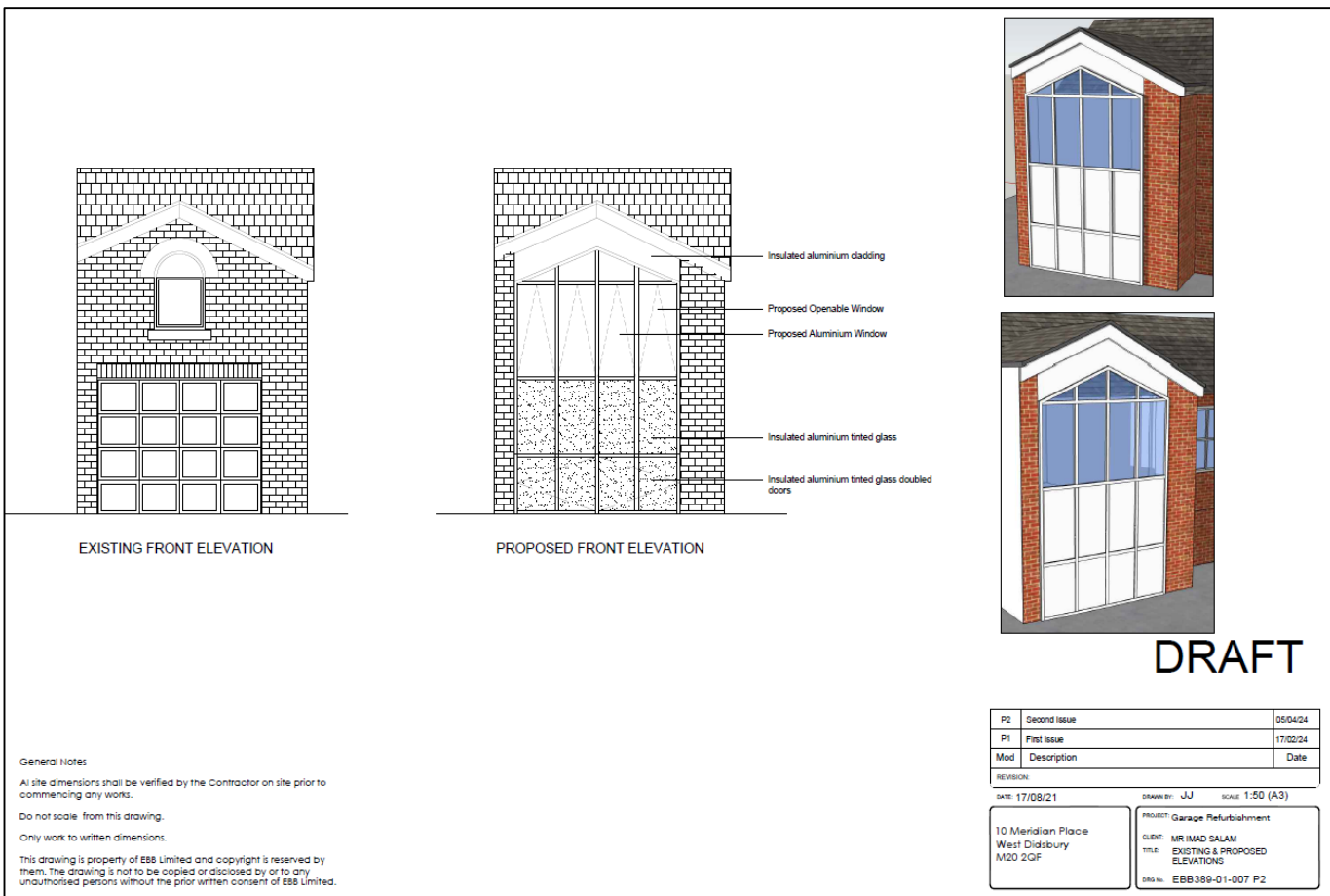
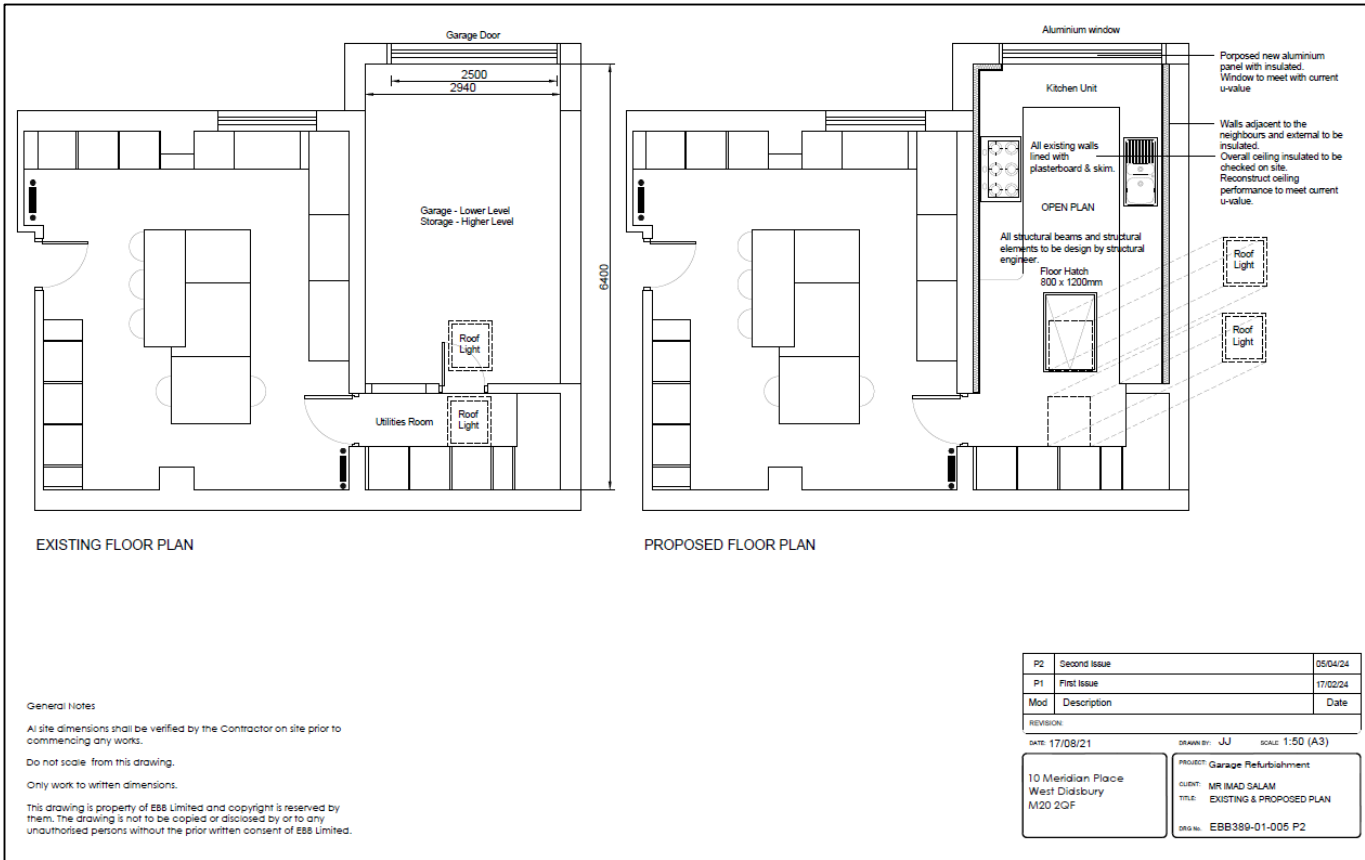
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

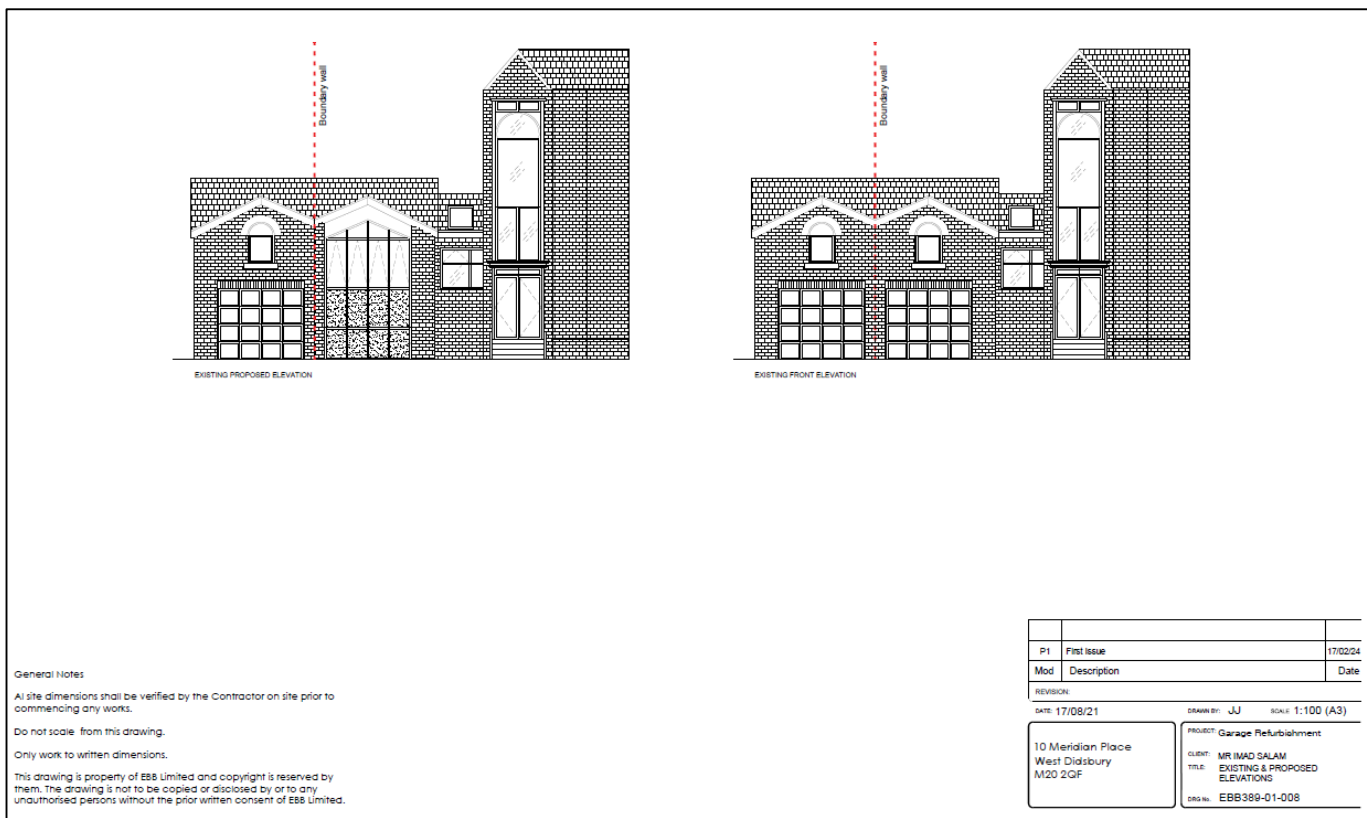
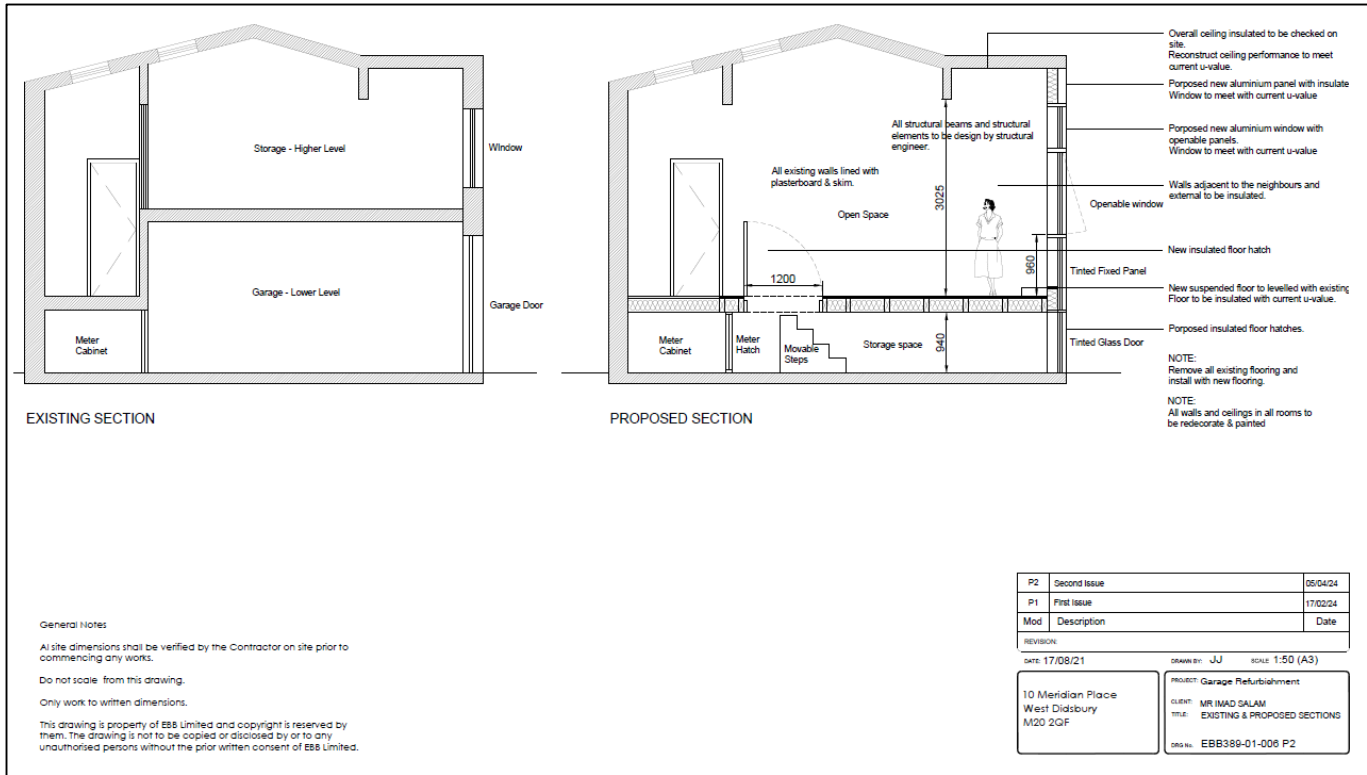
The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Places for Everyone Joint Development Plan Document - is 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 and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage





Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent 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 occupiers.

Principle - the principle of converting an existing attached garage into a kitchen/additional living accommodation together with elevational alterations is acceptable given that many individuals prefer to alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, the Albert Park conservation area, residential amenity, waste storage and parking.

Siting, scale, and massing – the proposal would consist of a garage conversion and elevational alterations only. It would therefore have no impact in terms of its siting, scale, and massing.

Appearance and visual amenity – externally, the proposal would include replacing the existing white up-and-over garage door, brickwork and white uPVC arched window along the attached garage's northeastern elevation with a set of insulated aluminium-framed double doors (with tinted glass), insulated aluminium-framed windows, and insulated aluminium cladding.

Sited at the front of the property, along its northeastern elevation, these alterations would be visible within the surrounding street scene, however, are not considered to form a visually prominent feature within this locale due to their siting within a private, gated housing estate.

The aforementioned elevational alterations would add contemporary design features to the property, with large sections of aluminium-framed glazing as well as aluminium cladding included on its front-facing elevation. This is not considered to cause undue harm to the property or the visual amenity of the area as the surrounding housing estate is relatively modern, built sometime after 1995 (047447/FO/SOUTH2/95), and is not particularly uniform in terms of its appearance, featuring dwellinghouses of a variety of shapes and styles. Therefore the altered appearance of the property would not be out-of-keeping with its surrounding area.

Moreover, similar alterations, including changing the materials of existing window/door features and the insertion of new windows/doors are also able to be undertaken under permitted development rights, without the need for an application for planning permission. The permitted development fallback position would therefore provide further justification for the acceptability of the proposal.

The proposal is therefore considered to have a minimal impact upon the visual amenity of the area, pursuant to policies DM1 and SP1 of the Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and chapter 12 of the NPPF.

Impact upon the Albert Park conservation area – the proposal would be sited within a private, gated housing estate situated within the Albert Park conservation area. As indicated in the preceding section, the estate itself is relatively modern, built sometime after 1995

(047447/FO/SOUTH2/95), and does not feature particularly uniform nor architecturally/historically significant properties/dwellinghouses. It therefore represents an anomaly amongst the surrounding streets of the conservation area, including Old Lansdowne Road, Clyde Road and Queenston Road, which feature more traditional redbrick/slate-roofed villa properties and terraced dwellinghouses with original features. The anomalous character and varied appearance of the host estate is considered to offer more scope for the addition of more contemporary design elements to its properties. Moreover, its private, gated nature means that the application site is not highly visible or accessible to the public, therefore it is considered that the proposal would not form a visually prominent feature, with the degree of harm caused to the visual amenity of the area and the character of the Albert Park conservation area minimised.

The proposal is therefore considered to accord with paragraph 208 of the NPPF, which stipulates “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone Development Plan Document.

The proposal would provide benefits in the form of improved and enlarged living accommodation for the property’s occupiers, which would outweigh any potential harm caused to the Albert Park conservation area as a result of the works.

Residential amenity – the proposal would consist of a garage conversion and elevational alterations only. It would therefore have no impact upon the residential amenity of the area.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the proposal would result in the loss of the parking space currently housed within the property’s existing attached garage. However, sufficient space would be retained on the front driveway (2.4m by 4.8m) to allow for the parking of at least one vehicle.

The proposal is therefore considered acceptable as it would not result in a significant increase in on-street parking pressures in this area, pursuant to policies SP1 and DM1 of the Core Strategy.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, the Albert Park conservation area, residential amenity, waste storage and parking as it broadly complies with policy DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy, chapter 12 of the NPPF and policies JP-P1 and JP-P2 of Places for Everyone Joint Development Plan Document.

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 positive and 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 application 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 be begun not 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 Act Planning Act 1990.

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

- 'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13014758', stamped as received by the City Council as Local Planning Authority on the 18th May 2024.

-‘Proposed Floor Plan’, numbered ‘EBB389-01-005 P2’, stamped as received by the City Council as Local Planning Authority on the 29th April 2024.
-‘Proposed Section’, numbered ‘EBB389-01-006 P2’, stamped as received by the City Council as Local Planning Authority on the 29th April 2024.
-‘Proposed Front Elevation’, numbered ‘EBB389-01-007 P2’, stamped as received by the City Council as Local Planning Authority on the 29th April 2024.
-‘Existing Proposed Elevation’, numbered ‘EBB389-01-008’, stamped as received by the City Council as Local Planning Authority on the 20th May 2024.
-‘Proposed Aluminium Cladding and Tinted Window and Door’, stamped as received by the City Council as Local Planning Authority on the 4th July 2024.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents, including brickwork to match the existing.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

6 Meridian Place, Manchester, M20 2QF
7 Meridian Place, Manchester, M20 2QF
3 Meridian Place, Manchester, M20 2QF
5 Meridian Place, Manchester, M20 2QF
1 Meridian Place, Manchester, M20 2QF
8 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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA