

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140474/FH/2024

Date registered valid: 10 July 2024

Proposal: Conversion of existing garage to living accommodation with associated elevational alterations

Address: 5A Kingsdale Road, Manchester, M18 7WB

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Joe Pagett

Agent (if any): Mr Barry Bradley Bradley Building Design Ltd

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

Recommendation: Approve

Date of recommendation: 29 August 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 August 2024 Expired: 28 August 2024

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 traditionally built, hip roof, bay fronted, semi-detached dwellinghouse within the Gorton and Abbey Hey ward of Manchester. The site is a corner plot position, at the junction of a Kingsdale Road and Clumber Road. There is existing amenity space along all elevations; including all round boundary treatment, which comprises of low brick wall, timber frame fencing, privet bushes and tree planting. The immediate surrounding area is characterised by a mix of predominantly residential uses, parkland and areas of open recreational space to the north, south-east, south-west, together with commercial and retail uses on the south side of Hyde Road (the A57).

Description of development

The submitted plan proposes the conversion of existing garage to living accommodation with associated elevational alterations. The proposal would involve:

- Removal of the existing integral garage door along the front elevation with replacement bay window, which would measure approximately 625mm deep x 3124mm wide x 2794mm

high. The proposed new bay would broadly mirror the existing; however, whilst the existing bay is approximately 503 mm deep, there is a slight variance of approximately 122mm.

- The proposed associated elevational alterations would comprise of 2no. air bricks along the front elevation, bi-fold doors along the side elevation, 3no. vent tiles along the side roof elevation, 2no. air bricks along the rear elevation together with removal of existing door with replacement window to serve a shower room.

It is intended to use bricks to match the existing house, together with UPVC fenestration.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2024) -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted by the Council on 20 March 2024 and came into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport network. Otherwise, new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

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)

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

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 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. In the case of this application, the proposed conversion of existing garage to living accommodation with associated elevational alterations would affect the external appearance of the existing house and would introduce built form forward of the established garage front building line by virtue of the proposed bay window, and therefore, consideration must be given to the combined proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (Conversion of existing garage to living accommodation with associated elevational alterations) - In the case of this application, the proposal would affect the external appearance of the existing house and would introduce built form forward of the established garage front building line by virtue of the proposed bay window. However, in light of the fact that the proposal would involve conversion of the existing garage, and the footprint of the garage would broadly remain the same, and the only significant changes would involve the associated elevational alterations consisting of the proposed new bay window, the air bricks,

vent tiles and the fenestration; notwithstanding these factors, although the proposed new bay window would broadly mirror the existing bay in design terms; even though there is a slight variance in the depth of the proposed new bay window at approximately (122mm) when compared with the existing bay (at approximately 503 mm deep), it is considered that this variance is inconsequential to present any significant adverse impact to residential and visual amenity.

Moreover, for the nature of the property as a dwellinghouse, and due to the fact that the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset, it is considered that the nature of most of the proposed elevational alterations would broadly fall within householder general permitted development and therefore an application for planning permission would not usually be required. Therefore, given this fall-back position, combined with the proposed (122mm variance in the new bay window), it is considered that the submitted plan would be acceptable in this location in this instance as proposal is unlikely to present any significant adverse impacts to residential or visual amenity, subject to planning conditions. It is however recommended that an obscure glazing condition is attached to the proposed window along the rear elevation to serve the proposed shower room; pursuant with policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would be broadly informed by the host dwellinghouse in terms of the proposed materials. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The loss of the garage to facilitate the garage conversion would reduce the number of on-site parking spaces. However, the existing driveway would be unaffected. In addition, as there are no parking restrictions along Kingsdale Road, and therefore, it is considered that the loss of the garage would not unduly impact on the current on-street parking demands in the neighbourhood, and a slight demand for on-street car parking could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, 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 no comments or objections have been received in response to this application from local residents.

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 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 the following drawings and documents:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 10 July 2024.
- Location Plan with application site edge in red, received by the City Council as the Local Planning Authority on 10 July 2024.
- Site Plan / Block Plan, received by the City Council as the Local Planning Authority on 10 July 2024.
- Photographs, received by the City Council as the Local Planning Authority on 10 July 2024.
- Proposed Plans and Elevations, Drawing Number 2223/2 , Revision B, received by the City Council as the Local Planning Authority on 12 August 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing building in terms of type, colour, texture, and scale and as stated on the application form and approved drawings.

Reason - To ensure that the appearance of the building is not adversely affected by the materials to be used for the proposed extension and elevational alterations, 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).

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 windows or doors shall be inserted into the elevations of the development

hereby approved other than those shown on: Proposed Plans and Elevations, Drawing Number 2223/2, Revision B, received by the City Council as the Local Planning Authority on 12 August 2024.

Reason - To protect the amenity and living conditions of adjacent properties, 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).

5) Before first occupation of the development thereby approved, the proposed window along the rear elevation - annotated as (SHOWER ROOM), and as shown on: Proposed Plans and Elevations, Drawing Number 2223/2, Revision B, received by the City Council as the Local Planning Authority on 12 August 2024, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with 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).

Appendix 1 – List of consultees & neighbours notified

8 Kingsdale Road, Manchester, M18 7WB
3 Kingsdale Road, Manchester, M18 7WB
12 Kingsdale Road, Manchester, M18 7WB
10 Kingsdale Road, Manchester, M18 7WB
52 Clumber Road, Manchester, M18 7LZ
51 Clumber Road, Manchester, M18 7LZ
6 Kingsdale Road, Manchester, M18 7WB
5 Kingsdale Road, Manchester, M18 7WB
7 Kingsdale Road, Manchester, M18 7WB
50 Clumber Road, Manchester, M18 7LZ
49 Clumber Road, Manchester, M18 7LZ
47 Clumber Road, Manchester, M18 7LZ
45 Clumber Road, Manchester, M18 7LZ
422 Manchester Road, Little Hulton, Manchester, M38 9XU

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA