

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138189/FH/2023
Date registered valid: 28 September 2023
Proposal: Elevational alterations in association with the conversion of the existing garage to habitable space
Address: 175 Georgia Avenue, Manchester, M20 1LY
Ward(s): Didsbury West Ward

Applicant: Jane Watt
Agent (if any): Toby Lechler, Lechler Hayes Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06 October 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 3 October 2023 Expired: 24 October 2023

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a part two-storey / part three-storey semi-detached C3 dwellinghouse of redbrick and cream render with a grey concrete tile dual pitch roof. The property features white uPVC windows, a front porch canopy, a two-storey front outrigger, a tarmac driveway, an internal garage space, a rear conservatory, an external balcony space at second floor level to the rear and a modest rear garden.



Figure 1. Principal elevation.

Description of area

Georgia Avenue is a residential street situated within the Didsbury West ward of Manchester, close to Didsbury High School, Cavendish Park, and Princess Road (A5103). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for elevational alterations in association with the conversion of the existing garage to habitable space.

Planning History

133711/FH/2022 - Conversion of existing integral garage to form additional living accommodation together with elevational alterations to the front and rear – **APPROVED** (04.07.2022).

Consultations & Notification Responses

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

West Didsbury Residents' Association made the following comments in response to this application:

- The WDRA would like it noted that these properties were built with garages generally to small house the standard modern car.
- When first built there was a covenant in place to prevent garage conversions provided this is no longer in place the WDRA wish to raise no objection.
- The WDRA are however concerned about both the loss of off-road parking in the area and the ongoing destruction of front gardens to create parking spaces.
- Should the planners be minded to approve the application we would request that there's an agreement that there is no further loss of garden or green amenity on the property in the future e.g. to create further off-road parking.

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 DC1 – Residential Extensions

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

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. Once the Places for Everyone Plan is adopted it will form part of Manchester’s development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council’s Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 internal garage together with elevational alterations in order to provide additional living accommodation for a family dwellinghouse, is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs, rather than move. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale, and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

Internal garage space – this portion of the proposal requires planning permission due to permitted development rights (regarding garage conversions) being removed from this estate under permission 073030/MO/2004/S1.

The application indicates that the internal garage space would be converted into a living room area. This conversion would involve the removal of the existing garage door situated on the principal elevation of the property. This would be replaced with brickwork to match the existing and one white uPVC window, also to match the existing. Access to this portion of the property would be gained through the main entrance via the porch.

The overall design, scale, and appearance of the proposal is considered acceptable given that the garage conversion would not result in any physical enlargement of or addition to the host dwellinghouse with its only visible element being the replacement window located to the front of the property.

As such, it is understood that the proposal would not result in an 'excessively large or bulky' addition to the property, nor would it have a significant impact upon the visual and residential amenity of the area.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

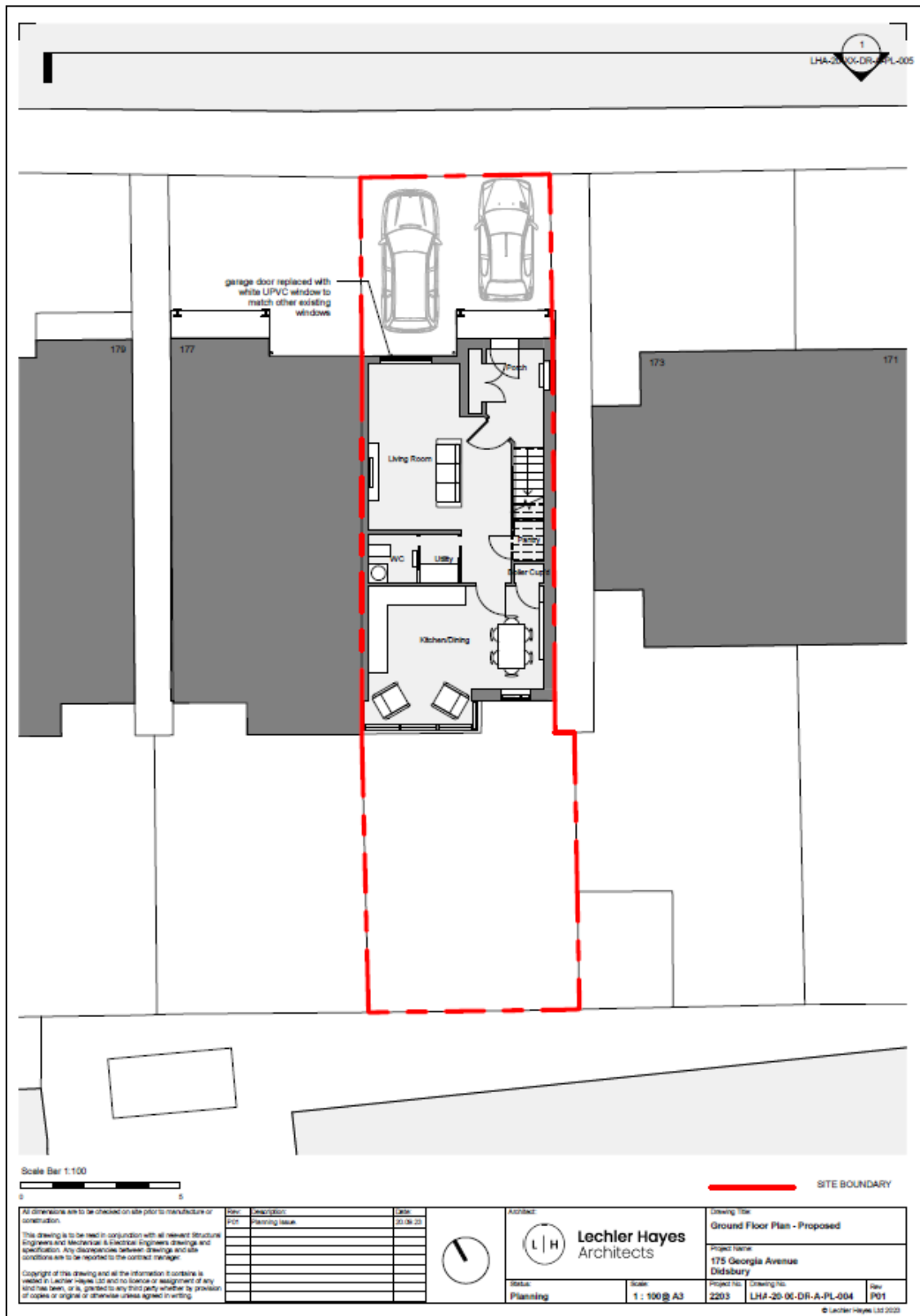


Figure 2. Submitted proposed plan.

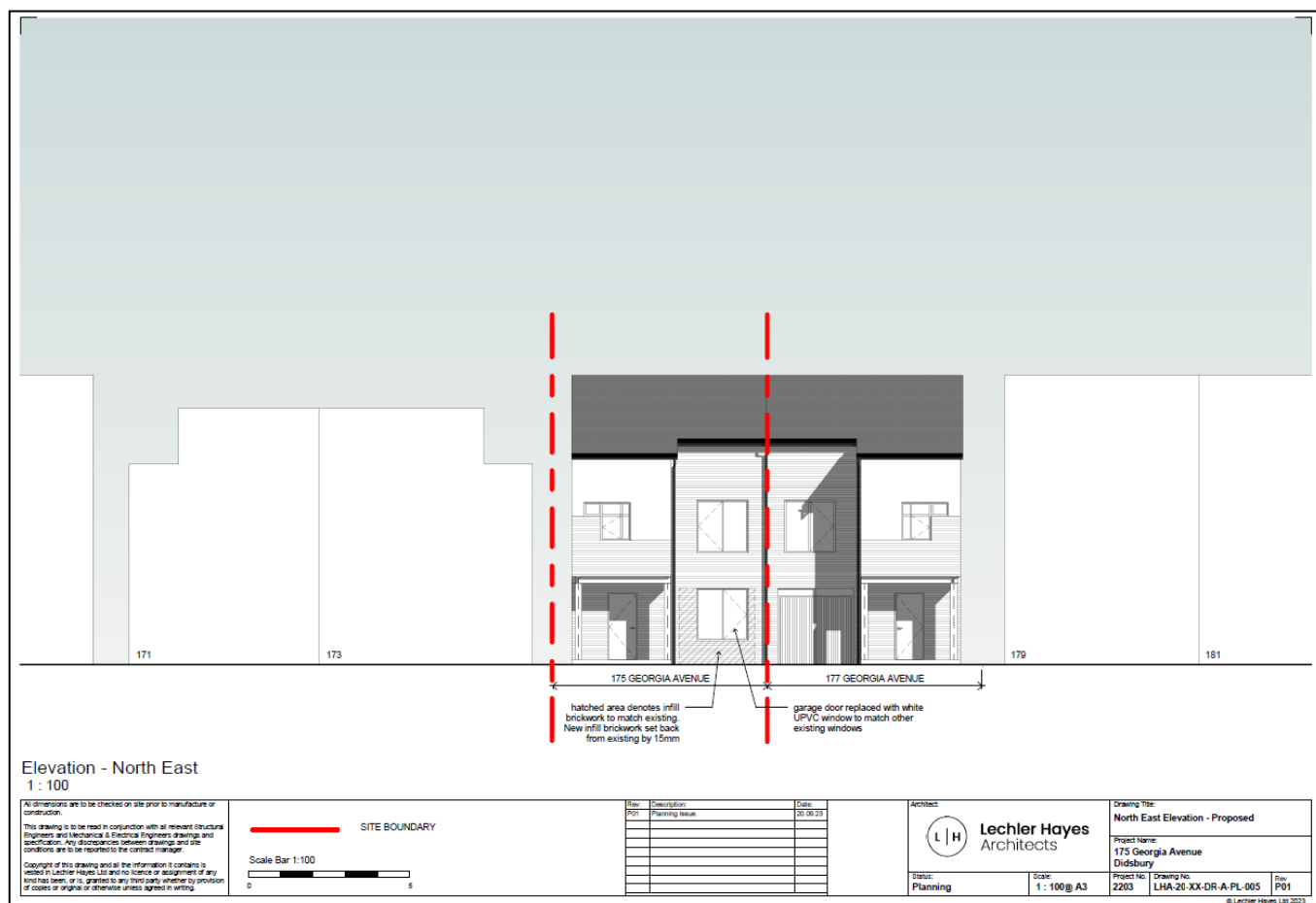


Figure 3. Submitted proposed front elevation.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – concerns were raised in relation to the proposal’s potential to result in a loss of off-road parking.

However, whilst the proposal would result in the loss of the internal garage car parking space currently present at the property, sufficient space (at least 2.4m by 4.8m) would be retained on the property’s existing driveway for at least one car.

The proposal is therefore acceptable in this regard.

Other matters – concerns were raised in relation to the proposal’s potential to result in a loss of garden space / green amenity at the site.

However, it should be noted that the property does not currently feature a front garden space, instead featuring a tarmac driveway and paved pathway.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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:

- 'Ground Floor Plan – Proposed', numbered 'LHA-20-00-DR-A-PL-004 REV P01', stamped as received by the City Council as Local Planning Authority on the 26th September 2023.

- 'North East Elevation – Proposed', numbered 'LHA-20-XX-DR-A-PL-005 P01', stamped as received by the City Council as Local Planning Authority on the 26th September 2023.

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 of the existing dwellinghouse in type, size, colour and texture.

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 saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

39 Robert Harrison Avenue, Manchester, M20 1LW
37 Robert Harrison Avenue, Manchester, M20 1LW
35 Robert Harrison Avenue, Manchester, M20 1LW
173 Georgia Avenue, Manchester, M20 1LY
21 Highmarsh Crescent, Manchester, M20 2LU
27 Highmarsh Crescent, Manchester, M20 2LU
25 Highmarsh Crescent, Manchester, M20 2LU
23 Highmarsh Crescent, Manchester, M20 2LU
177 Georgia Avenue, Manchester, M20 1LY
136 Georgia Avenue, Manchester, M20 1LX

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
Area Team Boundary - Name: SOUTH AREA