

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 133967/FH/2022

**Date registered valid:** 13 June 2022

**Proposal:** Conversion of integral garage to form additional living accommodation

**Address:** 21 Houseman Crescent, Manchester, M20 2JD

**Ward(s):** Didsbury West Ward

  

**Applicant:** Mr Ahmed Akram 21 Houseman Crescent, Manchester, M20 2JD

**Agent (if any):** Mr Joe Jennings Extensions NW Ltd 3 Cribden Street, Rossendale, BB4 8HZ

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 4 August 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 04.08.2022

### **Standard consultations:**

Printed: 17 June 2022      Expired: 8 July 2022

### **Neighbour notifications**

Printed: 17 June 2022      Expired: 8 July 2022

### **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**

The property is a modern, three-storey town house next to the end in a terrace of 5 properties. The property has a front driveway, which can accommodate 1 vehicle to be parked off road. There is an access path that runs alongside number 23 Houseman Crescent that provides rear access for number 21. Some of the properties have garages with a roof terrace above, some have not been constructed with a garage, and some of the properties have previously had the benefit of garage conversions. Within this block three adjoining properties have garages, the end property number 23 does not. This type of variant is common throughout the estate.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The area is predominantly residential in character and is a relatively modern estate with a mix of house types and styles.

## **Description of development**

The proposal is for the conversion of integrated garage into additional living accommodation with associated elevational alterations. The proposal would be to convert the integral garage into a playroom. The conversion would involve the garage door being replaced with a window, with the subsequent surround being in a render to match the detailing around the current garage.

## **Consultations & Notification Responses**

Local Residents were informed- no representations have been received.

West Didsbury Residents Association- no comments received.

Highways- have no objections to the proposal, there is sufficient space for the parking of a vehicle in curtilage.

## **Issues**

Policies

Core Strategy

The relevant Core Strategy Policy is DM1

Policy DM1 seeks to protect the amenity of residents from the adverse impact of development.

Unitary Development Plan - The relevant saved policy is DC1 .1, DC1 .2

DC1 .1 In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;
- b. the effect upon the amenity of neighbouring occupiers;
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. the overall appearance of the proposal in the street-scene;
- e. the effect of the loss of any on-site carparking.

DC1 .2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b. they do not create an undue loss of sunlight, daylight or privacy;
- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

**Principle** - Policy DC1 .1 and DC1 .2 establishes the principle of extending a property to meet the changing needs of the occupiers.

**Design** - The design of the 'infill' section to replace the garage door with bricks render and windows reflects the design of the original building, and the adjoining neighbour, which was originally built like this, and would not detract from the character of the properties or the visual amenity of the street scene. The design is therefore considered to be acceptable.

**Drive/Loss of Garage** -The loss of the garage is of concern, and whilst there was a previous historical refusal of planning permission for a garage conversion further round the estate; which was dismissed at appeal; there is no objection from Highways, on highways safety grounds. Highways note that the driveway does include an off-road parking space. and the property will maintain its driveway, so the loss is not considered detrimental. Furthermore, the government guidance of 1 parking space per residential unit is still complied with following the conversion, and there are no on highway parking restrictions.

**Visual amenity** - The choice of materials for infilling the garage door are such that it would blend with the rest of the property, there are a mix of properties that as part of the overall estate design did not incorporate garages in the first instance, with the parking provision being in the form of an off- road parking space to the front of the property. Therefore, it will not be detrimental in appearance when viewed in the context of the property itself and the wider estate.

**Conclusion** - The proposal is considered to be acceptable in this location in terms of siting, design and use and would accord fully with policies DC1 .1 and DC1 .2 of the UDP and policies DM1 and SP1 of the Core Strategy and the NPPF.

### **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. The application has been determined in a timely manner and in accordance with both local and national policies, and appropriate conditions have been attached.

### **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:

3105-01-Proposed Elevation, Floorplan and Sections received 6th June 2022  
Location Plan received 6th June 2022.

Reason - To ensure that 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in. The render to be used shall be a colour through render.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

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 extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

### **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
West Didsbury Residents Association

31 Toddbrook Close, Manchester, M20 1NB  
30 Toddbrook Close, Manchester, M20 1NB  
29 Toddbrook Close, Manchester, M20 1NB  
23 Houseman Crescent, Manchester, M20 2JD  
19 Houseman Crescent, Manchester, M20 2JD  
18 Houseman Crescent, Manchester, M20 2JD  
16 Houseman Crescent, Manchester, M20 2JD  
14 Houseman Crescent, Manchester, M20 2JD  
20 Houseman Crescent, Manchester, M20 2JD

### **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