

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134668/FH/2022

Date registered valid: 11 August 2022

Proposal: Conversion of integral garage and associated elevational alterations to form additional living accommodation

Address: 21 Oakcliffe Road, Manchester, M23 1DA

Ward(s): Baguley Ward

Applicant: Mrs Joy Oronsaye 21 Oakcliffe Road, Manchester, M23 1DA

Agent (if any): Mr Spencer Kelly Keltec Consultancy Ltd 116 Duke Street, Liverpool, L1 5JW

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **3rd October 2022**

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	21 September 2022
Standard consultations:	Printed: 24 August 2022 Expired: 14 September 2022
Neighbour notifications	Printed: 24 August 2022 Expired: 14 September 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 site relates to a two storey detached new build property in the Baguley ward area of Manchester. The property features a two storey projecting gable with projecting garage and canopy over front entrance. Off road car parking is available at the front with access along the sides of the property. A garden is to the rear.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

Conversion of integral garage and associated elevational alterations to form additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Highway Services

Highways accept that there is sufficient space on the driveway area to cater for residents requiring parking. It is therefore accepted that the development is unlikely to generate any requirements for parking on Oakcliffe Road.

Attach an Informative

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been no previous planning application relating to this site, however, the site forms part of the new estate built under the following planning application:

Planning approval (069232/FO/2003/S2) for the erection of 56 apartments and 52 detached houses with associated access roads with access from Royal Oak Road and landscaping

Further approval (069233/FO/2003/S2) was also given to the erection of 56 apartments and 36 detached dwellinghouses with associated access roads with access from Royal Oak Road and landscaping

Residential Amenity

The applicant is proposing to convert the existing garage into living accommodation. It was noted during a recent site visit that other similar style properties appeared to have carried out the similar changes to the front with the retention of off road car parking spaces.

No comments or objections have been received from the local residents notified of this application. The changes to the property do not alter the footprint of the property and in addition, although the garage would be converted, off road car parking would still be available on the front driveway as was noted during a recent site visit. As part of the conversion, the applicant proposes to replace the existing garage door with a window. This is considered to be an acceptable change to the front elevation and is considered to be in keeping with the host dwelling.

It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Although the proposal would be visible in the street scene, the proposal is considered acceptable. Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The design and choice of materials for the proposal reflect the existing house and neighbouring properties. This is considered to be acceptable in this location and is not considered to be detrimental to the character of the property and would not form an incongruous feature within the street scene.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

Bin storage is unaffected by this proposal as access is still provided along the side of the property and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

As the applicant proposes to convert the existing garage, given that the driveway will still be capable of accommodating at least one car off road, which is the minimum requirement, this is considered to an acceptable change.

Conclusion

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy

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

Positive and proactive working - 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.

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:

Received on 11th August 2022 numbered Kel_005-A1 Revision A Proposed Floor Plans and Elevations

Received on 11th August 2022 numbered Kel_003 Proposed Site Plan

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.

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.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

132 Oakcliffe Road, Manchester, M23 1DD

23 Oakcliffe Road, Manchester, M23 1DA

10 Marlecroft Close, Manchester, M23 1DB

19 Oakcliffe Road, Manchester, M23 1DA

128 Oakcliffe Road, Manchester, M23 1DD

130 Oakcliffe Road, Manchester, M23 1DD

8 Marlecroft Close, Manchester, M23 1DB

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 45M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA