

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134661/FH/2022
Date registered valid: 26 August 2022
Proposal: Conversion of the existing garage to form additional living accommodation including associated elevational alterations
Address: 6 Austin Drive, Manchester, M20 6EG
Ward(s): Didsbury East Ward
Applicant: Daniela Di Basilio, 6 Austin Drive, Manchester, M20 6EG
Agent (if any): Mr Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 20 October 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 October 2022

Standard consultations: Printed: 14 September 2022 Expired: 5 October 2022

Neighbour notifications: Printed: 14 September 2022 Expired: 5 October 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a hipped roof, bay window and front canopy. The property features an existing single storey side extension which formed an attached garage. The plot includes front and rear gardens.

Description of area

Austin Drive is a residential cul-de-sac, off Fog Lane in East Didsbury, characterised by red brick and white render family dwellinghouses, mainly arranged in pairs. The area benefits from its proximity to Fog Lane Park, Burnage Train Station and Didsbury Village centre.

Description of development

The applicant is seeking permission to convert the existing garage into additional living accommodation, which involves a door and two windows within the front elevation and a rooflight. The garage was originally approved in 1980 under planning reference F13422.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.



Policies

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

Unitary Development Plan (UDP, 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of converting a garage to provide additional living space for a family dwellinghouse is acceptable given the provisions of saved UDP policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Appearance and visual amenity – The conversion would entail moving the door and window further towards the left of the side extension's frontage, installing a new bathroom window within the right hand side and a rooflight within the flat roof, to enable to space to be used as a living space. The works would involve brickwork and white uPVC to match the existing dwellinghouse, which has been conditioned. The design is to be expected of such development and is considered in-keeping with the rest of the building and locality, therefore the appearance of the

development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area.

Residential amenity – The proposal would not give rise to overshadowing, overbearing or overlooking of neighbouring properties. Although the agent has confirmed the space would be ancillary to the dwellinghouse, acting as a studio for visiting friends/family to stay in and occasionally as an Airbnb, which comes under the same C3 use. It would only fit a single person or couple due to its size, therefore the comings and goings would not be dissimilar to the existing 3bed dwellinghouse. In addition, no objections were received from local residents and the revised proposal is considered acceptable in terms of its impacts upon residential amenity.

Conclusion – The proposal does not require permission under Permitted Development and complies with policies DC1, SP1 and the NPPF. It is not considered to cause harm to the residential amenity of surrounding occupiers nor the visual amenity of the property or wider street scene. The proposed development is therefore deemed acceptable and the works may continue in accordance with the following conditions and approved drawings.

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

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 drawings numbered '02', '03' and '04', stamped as received by the City Council as Local Planning Authority on the 11th August 2022.

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 building in type, size, colour and texture, as stated on the submitted application form and drawing.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

4) The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the dwelling known as 6 Austin Drive, M20 6EG.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

7 Austin Drive, Manchester, M20 6EB
8 Austin Drive, Manchester, M20 6EG
2B Austin Drive, Manchester, M20 6EG
2A Austin Drive, Manchester, M20 6EG
152 Fog Lane, Manchester, M20 6UL
152A Fog Lane, Manchester, M20 6UL
9 Austin Drive, Manchester, M20 6EB
5 Austin Drive, Manchester, M20 6EB

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