

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133762/FH/2022

Date registered valid: 13 June 2022

Proposal: Conversion of existing garage into additional living accommodation together with elevational alterations.

Address: 1B Waverton Road, Manchester, M14 7EB

Ward(s): Fallowfield Ward

Applicant: Alina Raina, 1B Waverton Road, Manchester, M14 7EB

Agent (if any): Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

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

Recommendation: Approve

Date of recommendation: 8th August 2022

Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	2 August 2022	
Standard consultations:	Printed: 20 June 2022	Expired: 11 July 2022
Neighbour notifications	Printed: 20 June 2022	Expired: 11 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 site relates to a 3 storey modern mid terraced property in the Fallowfield ward area of Manchester. Car parking is to the front with amenity space to the rear of the property.



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 existing garage into additional living accommodation together with elevational alterations.

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.

MCC Flood Risk Management

Attach informative should the application be approved

Highway Services

Whilst the loss of the garage will result in a reduction of off-street parking, Highways accept resident's vehicles can be accommodated on the driveway to the front of the property. As such, Highways have no objections to the scheme in principle.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o DC18 for Conservation Areas
- 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 EN 3 Heritage
- 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 applications relating to this site, however, the site forms part of a previous planning approval (072025/FO/2004/S1) for the erection of 2x5 storey blocks of in total 48 apartments and 10x3 storey town houses with associated car parking and landscaping following demolition of existing building.

Further approval (075417/FO/2005/S1) was also given to the revision of part of planning permission ref.no. 072025/FO/2004/S1 for the erection of a 5 storey block creating five additional flats making 20 in total with associated car parking and landscaping.

Residential Amenity

The applicant is proposing to convert the existing garage into living accommodation. During a recent site visit, it was noted that the changes to the front elevation had already taken place. The garage door has been replaced with a window. The remaining properties along this row appeared to have carried out the similar changes although there is no planning history to support approval for these changes.

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 removed, off road car parking would still be available on the front driveway.

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

A condition has been attached for the applicant to provide bin store details prior to the use of the garage.

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 12th May 2022 numbered A1435(02)001 P2 Proposed Site Plan and Front views

Received on 12th May 2022 numbered A1435(02)002 P3 Proposed Floor Plans

Received on 12th May 2022 numbered A1435(02)003 P2 Proposed Elevations

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.

4) The details of a suitable bin store shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the converted garage

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1.

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within Flood Zone 2, floor levels should be set either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

Flat 21, 6 Copper Place, Manchester, M14 7FZ
Flat 20, 6 Copper Place, Manchester, M14 7FZ
Flat 19, 6 Copper Place, Manchester, M14 7FZ
Flat 18, 6 Copper Place, Manchester, M14 7FZ
Flat 17, 6 Copper Place, Manchester, M14 7FZ
Flat 15, 6 Copper Place, Manchester, M14 7FZ
Flat 14, 6 Copper Place, Manchester, M14 7FZ
Flat 16, 6 Copper Place, Manchester, M14 7FZ
Flat 12, 6 Copper Place, Manchester, M14 7FZ
Flat 11, 6 Copper Place, Manchester, M14 7FZ
Flat 10, 6 Copper Place, Manchester, M14 7FZ
Flat 9, 6 Copper Place, Manchester, M14 7FZ
Flat 8, 6 Copper Place, Manchester, M14 7FZ
Flat 7, 6 Copper Place, Manchester, M14 7FZ
Flat 6, 6 Copper Place, Manchester, M14 7FZ
Flat 5, 6 Copper Place, Manchester, M14 7FZ

Flat 4, 6 Copper Place, Manchester, M14 7FZ
Flat 3, 6 Copper Place, Manchester, M14 7FZ
Flat 2, 6 Copper Place, Manchester, M14 7FZ
Flat 1, 6 Copper Place, Manchester, M14 7FZ
1 Waverton Road, Manchester, M14 7EB
1C Waverton Road, Manchester, M14 7EB
1A Waverton Road, Manchester, M14 7EB
20 Waverton Road, Manchester, M14 7EB
18 Waverton Road, Manchester, M14 7EB

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH