

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133978/FH/2022
Date registered valid: 10 June 2022
Proposal: Conversion of garage to form additional living accommodation
Address: 7 Derwent Avenue, Manchester, M21 7QP
Ward(s): Chorlton Park Ward
Applicant: Ms Emma Benson, 7 Derwent Avenue, Manchester, Manchester, M21 7QP
Agent (if any): Mr Barry Bradley, Bradley Building Design Ltd, Keepers Cottage, Lyme Park, Disley, Stockport, SK12 2NS
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@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: 21 July 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a three storey mid-terrace C3 dwellinghouse of common brick and stone, featuring a dual-pitched roof with front-facing gable and brown fenestrations. The property features an integral garage at ground floor and the plot includes a driveway to the front and garden to the rear.

Description of area

Derwent Avenue is predominantly residential in nature, with three storey office blocks at the Barlow Moor Road end. The applicant's property is part of a contemporary housing estate built on Christie Fields in the late '00s. The area benefits from its proximity to West Didsbury local centre and green space.

Description of development

The applicant is seeking permission to convert their original integral garage into additional living accommodation, in the form of a dining room, along with replacement glazed at the rear.

Consultations & Notification Responses

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

Highway Services – *The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.*

Given that the proposed development will not result in any increase in residential units, it is

accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current garage will be converted into liveable space and therefore on-site parking will be lost. The existing on-site driveway parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

In addition, there are parking opportunities along the private road of Derwent Avenue for residents and visitors.

It is expected that refuse servicing will continue as present, bins will be stored within the site's curtilage and presented to the highway on waste collection days.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

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 11th July 2012:

- Policy DM1 - Development Management

- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended 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.

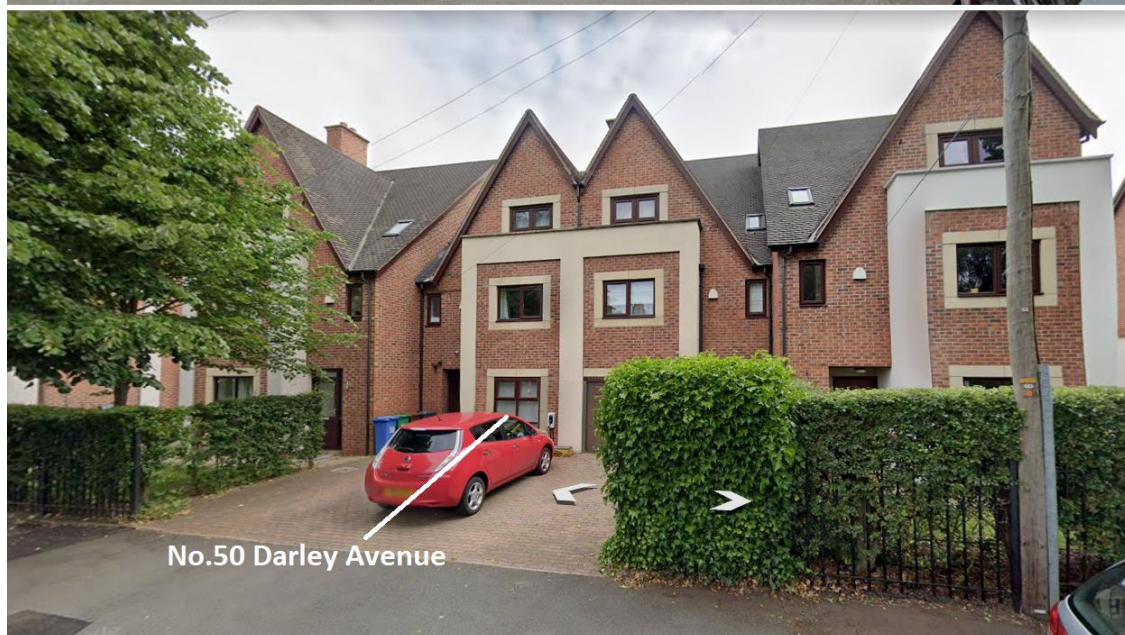
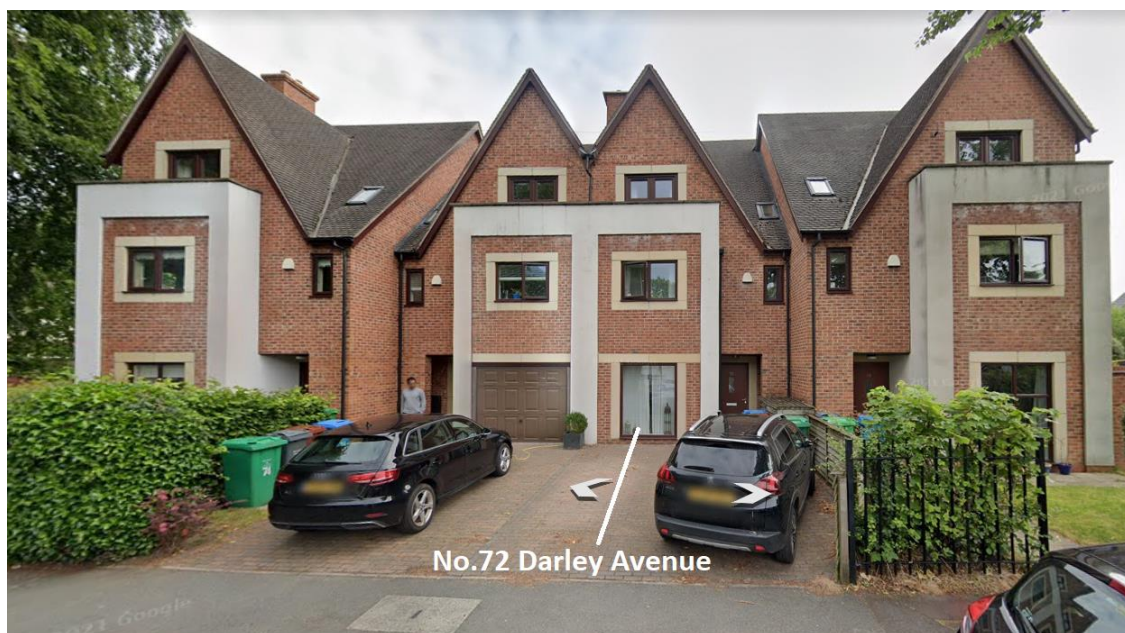
Issues

Principle – The principle of converting a garage to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and design – At the front the existing garage door (2m high, 2.6m wide) would be removed and a 1.75m high, 2m wide window would be installed with a brick and stone surround. At the rear the existing patio doors would be replaced with new glazed doors and the small ground floor window would be replaced with a larger (1.4m x 2.1m) fixed window. The uPVC windows, aluminium doors, brickwork and reconstituted stonework would all match existing and this has been conditioned. The rear works are Permitted Development, not requiring permission. Normally the conversion of a garage, where no enlargement takes place and materials are to match, does not require planning permission, however in this case permission is required due to the removal of some PD rights for this estate within the original approval. The siting, scale and design of the elevational alterations are considered acceptable, in line with policies DM1 and SP1.

Visual amenity – The design is standard in appearance and given that several houses on this terrace have a large ground floor window in the same position at the base of the stone and render front projections (these properties have detached garages to the side instead of integral)

the appearance is in-keeping and would not stand out. In addition to this, several properties on the estate have already carried out similar conversions, including No.50 and No.72 Darley Avenue, which both had permission to carry the works out following allowed appeals of previous refusals in 2010. Hence the proposal is deemed acceptable in appearance and is not considered to harm the street scene.



Residential amenity and parking – Due to the nature, siting and scale of the works, the proposal is not considered to cause disamenity to surrounding occupiers by way of loss of light, privacy or outlook. There will however be a loss of an off-street parking space following the conversion of the garage. The property will retain a parking space on its private drive however, and there are 4-5 shared parking spaces in-front of the terrace which are off-street also. Some properties have double driveways or two garages, therefore the conversion of this garage is not considered to cause parking issues for local residents, pursuant to policies DM1 and SP1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and may commence in accordance with the following conditions.

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 drawing numbered '2076/2', stamped as received by the City Council as Local Planning Authority on the 6th June 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 application form and proposed plans.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

6 Christie Way, Manchester, M21 7QY
4 Christie Way, Manchester, M21 7QY
10 Derwent Avenue, Manchester, M21 7QP
15 Derwent Avenue, Manchester, M21 7QP
3 Derwent Avenue, Manchester, M21 7QP
1 Derwent Avenue, Manchester, M21 7QP
17 Derwent Avenue, Manchester, M21 7QP
11 Derwent Avenue, Manchester, M21 7QP
9 Derwent Avenue, Manchester, M21 7QP
5 Derwent Avenue, Manchester, M21 7QP
8 Derwent Avenue, Manchester, M21 7QP
6 Derwent Avenue, Manchester, M21 7QP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH