

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133549/FH/2022

Date registered valid: 19 April 2022

Proposal: Conversion of attached garage to form additional living accommodation

Address: 17 Moorton Avenue, Manchester, M19 2NQ

Ward(s): Burnage Ward

Applicant: Mrs Soraya Dehghan, 17 Moorton Avenue, Manchester, Manchester, M19 2NQ

Agent (if any): Mr Ahmad Turkmani, AT A. Design, 12 Hastings Gardens, Stockport, SK5 8BF

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 June 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 May 2022 Expired: 26 May 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 linked-detached C3 dwellinghouse of brick with a gable roof and hanging tiles to the front elevation at first floor. The property is connected to the next dwelling via a single storey garage and features a timber clad porch. The plot includes a garden and driveway to the front, with a garden and patio to the rear.

Description of area

Moorton Avenue lies within the Burnage ward, close to the junction of Burnage Lane and Crossley Road. The area is predominantly residential in nature and features a wide variety of housing styles, types and ages.

Description of development

The applicant is seeking permission to convert their attached garage into habitable living space, forming a more accessible bedsit for a family member to live semi-independently, containing a small open-plan bedroom and kitchen, with separate bathroom and internal door connecting it to the rest of the dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of objection received:

- *Moorton Avenue is a very narrow road and parking is difficult. 17 Moorton Avenue have 2 cars, only one of which is parked on their driveway. The second car is parked directly opposite [a neighbouring] driveway which makes it difficult at the best of times to get on*

and [the neighbouring] property. My concern is that with this extra accommodation (which could include another vehicle being involved) parking could become an even bigger problem unless provision is made to provide at least parking for 3 cars on the property.

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, 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 an existing attached garage to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity. The agent confirmed that the proposed use for the 'bedsit' is for an existing family member to live in, needing level-access and ground floor living space for medical reasons.

Siting, scale and massing – The existing single storey attached garage would be converted to habitable additional living space for a family house. This would entail the removal of an internal wall, addition of new internal stud walls forming a bathroom, and the insertion of a new level-access door and obscure bathroom window within the front elevation. As the dimensions of the structure would not be changing, the works do not technically require planning permission, hence the siting, scale and massing of the proposal is considered acceptable, in line with policies DM1 and SP1.

Appearance and visual amenity – New brickwork to match existing would be used to infill the space in the frontage left empty by the removal of the garage door. The new uPVC window and front door would also match existing. The existing front door within the timber-clad porch has a 0.15m high step, whereas the additional proposed door forms level access, with a width of 0.85m. From the outside the appearance of the property's frontage would not alter significantly therefore it is considered that the design and materials are acceptable and the impact upon the street scene deemed negligible.

Residential amenity – One letter of objection was received from a local resident. They raised concerns with the loss of an off-street parking space, which they feel will have an impact on their own ability to access their own driveway. Although the existing garage will be lost through a conversion to living accommodation (which is currently smaller than a modern 2.4x4.8m parking space) there remains a parking space on the driveway, which is adequate off-street

parking provision for a family dwellinghouse, pursuant to policy DM1. There are no new windows proposed for side elevations and the additional living space is to be ancillary to the main dwellinghouse (condition attached) hence the proposal is not considered to unduly harm residential amenity.

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 drawings numbered 'PP129(1)22' and 'PP129(2)22', stamped as received by the City Council as Local Planning Authority on the 19th April 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.

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

8 Redthorn Avenue, Manchester, M19 1ET
6 Redthorn Avenue, Manchester, M19 1ET
32 Moorton Avenue, Manchester, M19 2NQ
19 Moorton Avenue, Manchester, M19 2NQ
15 Moorton Avenue, Manchester, M19 2NQ

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)
Area Team Boundary - Name: SOUTH