Planning

Growth & Development

Delegated officer report for planning application

Application no.	145030/FH/2026
Date registered valid:	9 February 2026
Proposal:	Conversion of garage to bedroom including elevational change.
Address:	185 Georgia Avenue, Manchester, M20 1LY
Ward(s):	Didsbury West Ward
Applicant:	Mr Tanmay Jain & Ms Sayali Sonawane
Agent (if any):	Mr Paul Judge, Paul Judge Design
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**1 April 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 March 2026

Standard consultations:
Printed: 16 February 2026 Expired: 9 March 2026

Neighbour notifications
Printed: 16 February 2026 Expired: 9 March 2026

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 property that is subject of this householder application is a two-storey, semi-detached C3 dwellinghouse. The property features red brickwork and off-white render, white uPVC window frames and grey roof tiles. To the front of the property, is a hardstanding driveway with the parking provision for one vehicle. To the rear of the property is a small rear garden featuring an outbuilding.

Listed building: Not applicable

Conservation area: Not applicable

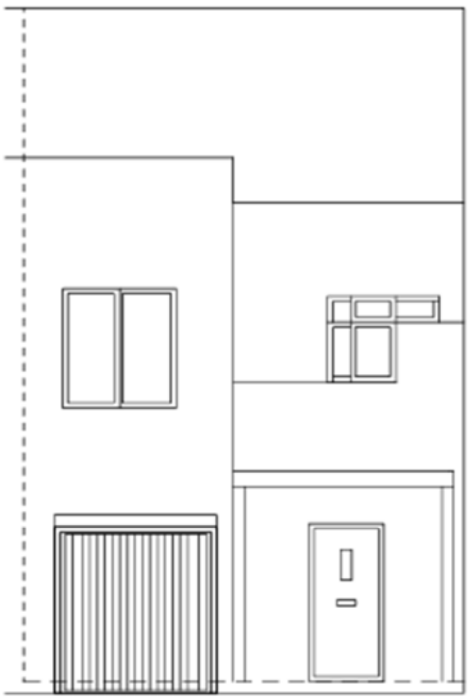
Tree Preservation Order: Not applicable

Description of area
Georgia Avenue is a residential street in the Didsbury West ward of Manchester. The property is surrounded by similar built family properties of a similar age and design, built in 2004. The area compromises of 183 residential units comprising of semi-detached houses, mews and apartments with associated car parking and landscaping. The area is located East of Didsbury High School. The area benefits from nearby green spaces such as Cavendish Road Park and sustainable transport links such as the Metrolink Tram stops.

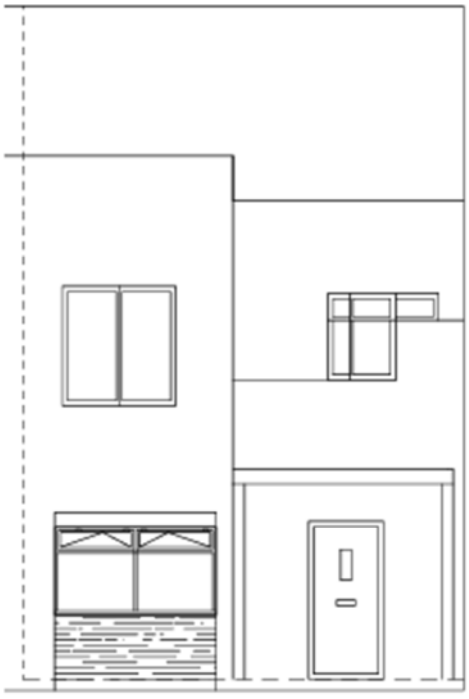
Description of development
The applicant is seeking planning permission for the conversion of the garage into a bedroom, including elevational changes.

Consultations & Notification Responses
Neighbours, as per appendix 1- no comments or objections received.
Highway Services- no objections, an informative has been attached.

Proposed Plans:



Existing Front Elevation



Proposed Front Elevation

Site Photos:



POLICY

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

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development
Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places
Policy DP4- The design process

Places for Everyone- Along term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth, it has been published by the GMCA on behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extension will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of converting the garage into additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal's siting, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

In most circumstances, an internal garage conversion would be achieved through the route of permitted development. However, due to the removal of such PD rights, planning consent is required.

Planning History
There has been no planning history relating specifically to the building alone, however this application for planning permission relates to a Condition attached to a past planning application of the surrounding site ref, 073030/MO/2004/S1, Reserved matters application for phase 4 consisting of 183 residential units compromising of semi-detached houses, mews houses and apartments associated car parking and landscaping approved in November 2004.

Planning condition 2: PD restriction on use of internal garage:

Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, the garage accommodation hereby approved, as part of this development shall not be converted into living accommodation without the express written permission of the City Council as local planning authority.

Reason- The loss of garage parking space would result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety.

Siting, Appearance and Visual Amenity
The application proposes the addition of two windows to the front elevation of the property; the windows would face out onto the street scene. The windows would be located approximately 6m from the pavement and therefore would not give rise to any privacy concerns from passers-by. Matching brickwork would be used to infill around the existing windows to match with the original dwellinghouse.

The submitted application form states that the materials to be used would be of matching materials to the original dwellinghouse. Those materials include, matching red brickwork and white uPVC window frames. The garage conversion would not impact the current building line or involve enlarging any part of the house. The matching materials would ensure that the development blends with the existing property and would not harm the visual amenity of the property or character of the street.

The development would not look out of character for the surrounding area or street scene and would be considered a small addition to the street scene. Many nearby properties have undergone similar proposals for garage conversions including, 175 Georgia Avenue (Approved 2022, 133711/FH/2022) and 9 Robert Harrison Avenue (Approved 2025, 143272/FH/2025.) Considering the strong precedent for works in the area, the proposal is considered acceptable.

Residential Amenity
Given that the proposal does not involve an extension and rather the replacement of the garage shutter to windows, it is not considered to give rise to any adverse loss of light, privacy, nor overbearing implications. The proposed bedroom windows would be introducing a slight change of style for the development in the area; however, this would not be considered to be significant. Overall, there have been no objections received and the proposal is not considered to give rise

to any overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy Dc1 of the UDP and Core Strategy Policies SP1 and DM1.

Parking
One parking spot will be lost due to the garage conversion, however the parking provision for one vehicle would be maintained on the hardstanding driveway to the front of the property.

Waste Storage
The proposal is not considered to affect the current waste storage arrangements.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, Policies DM1 and SP1 of the Manchester Core Strategy and chapter 8 and 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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 applicant has been determined in a timely manner, in accordance with the policies in the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

(1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed Plans and Elevations
Location Plan

Received 26 January 2026

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informative:

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team.

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

187 Georgia Avenue, Manchester, M20 1LY
183 Georgia Avenue, Manchester, M20 1LY
142 Georgia Avenue, Manchester, M20 1LX
140 Georgia Avenue, Manchester, M20 1LX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA