

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144333/FH/2025

Date registered valid: 3 December 2025

Proposal: Retention of single storey extension to existing garage and conversion into summer house/ home office.

Address: 70 Elizabeth Street, Manchester, M8 8BQ

Ward(s): Cheetham Ward

Applicant: Mr Dev Dev

Agent (if any): Mr Ian Malyan, FOB Design UK Limited

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 2 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 January 2026

Standard consultations:

Printed: 11 December 2025

Expired: 4 January 2026

Neighbour notifications

Printed: 11 December 2025

Expired: 4 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a detached dwellinghouse sited along a busy arterial road (the A6010 - Elizabeth Street / Queens Road) in the Cheetham ward of north Manchester. In terms of existing amenity space, whilst the frontage of the site is close to the back of pavement, there is a gated side access leading to a modest rear amenity space.



Figure 1. (Site visit 07.01.2026)



White zig-zag lines road markings are in place in front of the application site, together with a pedestrian crossing close at the junction of Sherborne Road with Elizabeth Street.

There is a no waiting at any time traffic restriction in place on Elizabeth Street.

The original planning permission granting consent for the housing development (ref. no. 072644/FO/2004/N1) included 5 no. resident's garage parking along the rear of the application site - one of which, is in the ownership of the applicant and the subject of this planning application. The rear of the application site and the garage space is accessed via Larch Gardens, which has no traffic restrictions in place.

Site History:

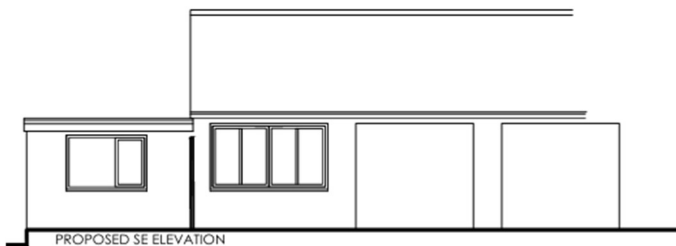
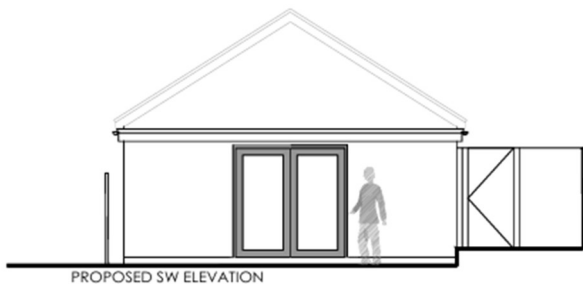
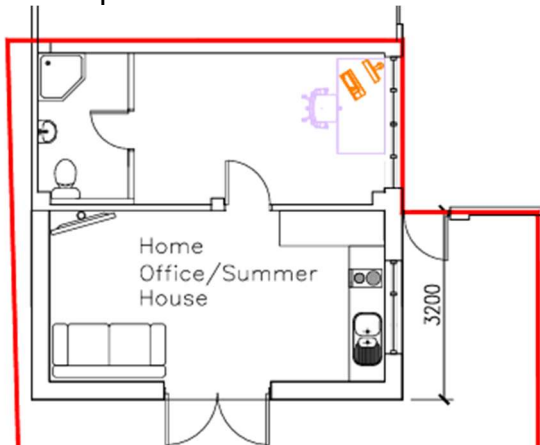
- 076157/AO/2005/N1 - Retrospective application for erection of 3 no. flag pole advertisements for a temporary period of one year. Approved 11.08.2005
- 072644/FO/2004/N1 - Residential development of 127 dwellings with associated access, car parking and landscaping. Approved 11.02.2005
- 064054/OO/NORTH1/02 - OUTLINE APPLICATION for erection of non-food retail warehouse (60,000 sq ft) including associated car parking and means of access. Withdrawn 26.07.2002
- 035930 - Erection of a petrol filling station with shop, car wash and canopy. Withdrawn 25.04.1990
- 033074 - Outline application for a car showroom, indoor sports hall, petrol filling station, bowling hall, fast food restaurant and other indoor leisure uses. Approved 02.02.1989
- 031117 - Erection of two buildings for non food retail purposes with 351 car parking spaces. Refused 09.06.1988
- 028773 - Erection of non-food retail development, unit 1 to be used for retail & storage with a garden centre and unit 2 to be used for furniture manufacture and retail sales. Withdrawn 24.06.1987
- 019624 - Erection of a single-storey retail store for the sale of plumbing and building materials and goods. Approved 27.07.1983
- 019623 - Erection of a single-storey retail store for the sale of motor components, accessories, cycles and other items. Approved 27.07.1983
- F14001 - Erection of units for light industrial (Class 3) and/or warehousing (Class 10) together with a do-it-yourself Supermarket and associated parking areas. Approved 05.11.1980

- F08826 - Erection of a Petrol Filling Station with covered car sales area, sales room and offices. Withdrawn 13.06.1979

Description of development

Consent is sought for the erection of single storey extension to existing garage (accessed from the end of Larch Gardens) and conversion into summer house/ home office.

At the planning officer's site visit (dated, 07.01.2026), the works comprising the application have been implemented.



Negotiations during the course of the application

The agent was advised that the LPA could not support the submitted plan. Whilst the agent indicated verbally that the application would be withdrawn, no formal written instruction has been received, and the application is therefore refused in a timely manner.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. An objection was received from a local resident expressing various concerns about the application. However, the planning related matters are related to the proposed development being already implemented and querying what other changes are proposed. Furthermore, the frequent activity

from the building, disturbances from the comings and goings, together with concerns regarding the impact to their right to privacy.

2. Environmental Health

Have no comments to make on this occasion.

3. Highway Services

Have advised that:

The application will result in the loss of a garage space which may have been used for vehicle parking. This is likely to result in an increase in on-street car parking demand which could negatively impact local highway capacity and safety.

In addition, their records indicate that the suggested garage/land does not fall under the applicant's ownership, therefore verification is required. The applicant should confirm that they have a formal written agreement to guarantee rights of access over any land which falls outside of the site's red line.

POLICY

The following policies, guidance and legislation are considered relevant in the consideration of this application.

1. Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

2. 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)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need) - Within the City Centre, provides a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development. Elsewhere, all new development should provide appropriate car parking facilities,
- Policy H3 - relates to sites in North Manchester and states that, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes.

3. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning

consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-S1: Sustainable Development
- JP-P1: Sustainable Places
- JP-C8: Transport Requirements of New Development

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 - for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

6. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle of development - The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers.

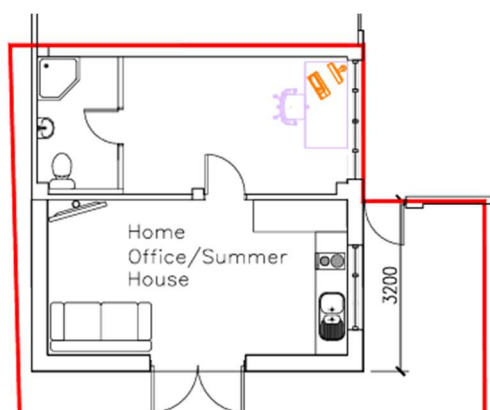
In this instance the implementation of the conversion of the existing garage and erection of an associated single storey extension, has led to the loss of any off street parking provision for a large family dwellinghouse. This matter is explored further elsewhere in this report.

Having assessed the proposal, and on balance, the proposal is deemed to conflict with the guidance set out in policy JP-S1, JP-P1, JP-C8: Transport Requirements of New Development of Places for Everyone Joint Development Plan Document; Chapter 2: Design of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance; Section 2, Section of the current NPPF (December 2024); saved policy DC1 of the UDP, and

policies DM1, SP1, , T2 of the Core Strategy, as well as the general requirements set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Living conditions of existing and future occupiers - The proposal shows a kitchen, living area, bathroom and study/office area. In view of the private useable amenity space at the property, if the proposed development were to be supported, a condition would be attached to any consent to ensure that the home office/summer house would only be used as ancillary accommodation in conjunction with the main house, and not as a self-contained dwelling.

Site layout – The single storey extension and garage conversion are located at the end of the rear garden. The single storey extension has double doors in the southern elevation giving access to the garden.



The planning submission shows the retention of the rear garden gate to the garage court area.

The original permission granting consent for the wider housing development (reference number: 072644/FO/2004/N1) included 5 no. resident's garage parking along the rear of the application site, accessed from Larch Gardens. The means of accessing these garages is also through a shared access, from Larch Gardens.

Residential and Visual Amenity - The single storey nature of the home office/summer house and associated boundary treatment to the perimeter of the rear of the property would mean that any loss of privacy to adjoining occupiers would not be significant. However, the window to serve the home office is directly adjacent to the manoeuvring area within the existing garage court area. Had the proposed development been supported measures to safeguard the privacy of those using the converted garage space would have been conditioned.

Loss of parking – The implementation conversion of the garage space means that this family dwellinghouse no longer has any off-street parking provision. Although there is an annotation on the existing plan that the garage cannot be used due to lack of manoeuvring space, the layout of the garage court was considered and approved as being acceptable when the wider housing development was granted approval. On street parking is not available at the front of the property on Elizabeth Street due to TRO's associated with the location of a pedestrian crossing.

Whilst there are no parking restrictions on Larch Gardens, the head of the cul de sac to the rear of nos.62-66 is prone to vehicles being parked. It is considered that the loss of the garage would lead to parking displacement onto the highway, particularly along Larch Gardens resulting additional parking demand at this location, and as such, is contrary to The National Planning Policy Framework (2021) chapter 12; policy DM1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan

(1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007).

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 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: Refuse

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Reason for recommendation to refuse

1) The garage conversion would result in the loss of a secure off-street car parking space thereby creating parking displacement onto the highway, particularly along Larch Gardens and resulting additional parking demand at this location, to the detriment of highway safety and the amenity of residential occupiers, which is contrary to policies DM1 and T2 of Manchester's Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Flat 31, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 22, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 23, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 25, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 27, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 28, St Davids Court, Sherborne Street, Manchester, M8 8ND
68 Elizabeth Street, Manchester, M8 8BQ
66 Elizabeth Street, Manchester, M8 8BQ
Flat 30, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 32, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 33, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 24, St Davids Court, Sherborne Street, Manchester, M8 8ND
27 Larch Gardens, Manchester, M8 8BJ
8 Thorngate Road, Manchester, M8 0DS
Flat 29, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 26, St Davids Court, Sherborne Street, Manchester, M8 8ND
6 Thorngate Road, Manchester, M8 0DS
4 Thorngate Road, Manchester, M8 0DS
76 Elizabeth Street, Manchester, M8 8BQ
74 Elizabeth Street, Manchester, M8 8BQ
72 Elizabeth Street, Manchester, M8 8BQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA