MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143945/FH/2025
Date registered valid:	23 September 2025
Proposal:	Partial conversion of existing garage to habitable living space and erection of a single-storey rear extension to provide additional living accommodation
Address:	1 Sunshine Place, Manchester, M14 7TG
Ward(s):	Moss Side Ward
Applicant:	Miss Zahra Alijah
Agent (if any):	Mr M Nasimi, MAAN Architects
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **02 December 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 October 2025

Standard consultations: Printed: 3 October 2025 Expired: 24 October 2025

Neighbour notifications: Printed: 3 October 2025 Expired: 24 October 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a three-storey detached dwellinghouse on the corner of Maine Road and Sunshine Place. The property is of a modern design, following the rounded corner and features and existing single storey garage (which is attached to the neighbour) with roof terrace. The property is finished in white render with a flat roof, rear terrace, and rear garden. There is no off-street parking aside from the private garage.

Description of area

The property is in a residential part of Moss Side Ward and is part of the housing development on the former Manchester City Football Club site.

Description of development

Conversion of existing garage to habitable living space and erection of a single-storey rear extension to provide additional living accommodation.

Conversion of existing garage to habitable living space

The proposal would convert the garage from a vehicle parking garage into habitable space. The principal elevation with garage door would be retained as a small storage space.

Erection of a single-storey rear extension

The proposed single storey rear extension extends the existing garage, projecting 3490mm from the existing rear elevation of the garage to meet the existing rear elevation of the main dwelling.

The conversion and extension would allow for a large kitchen/dining space.

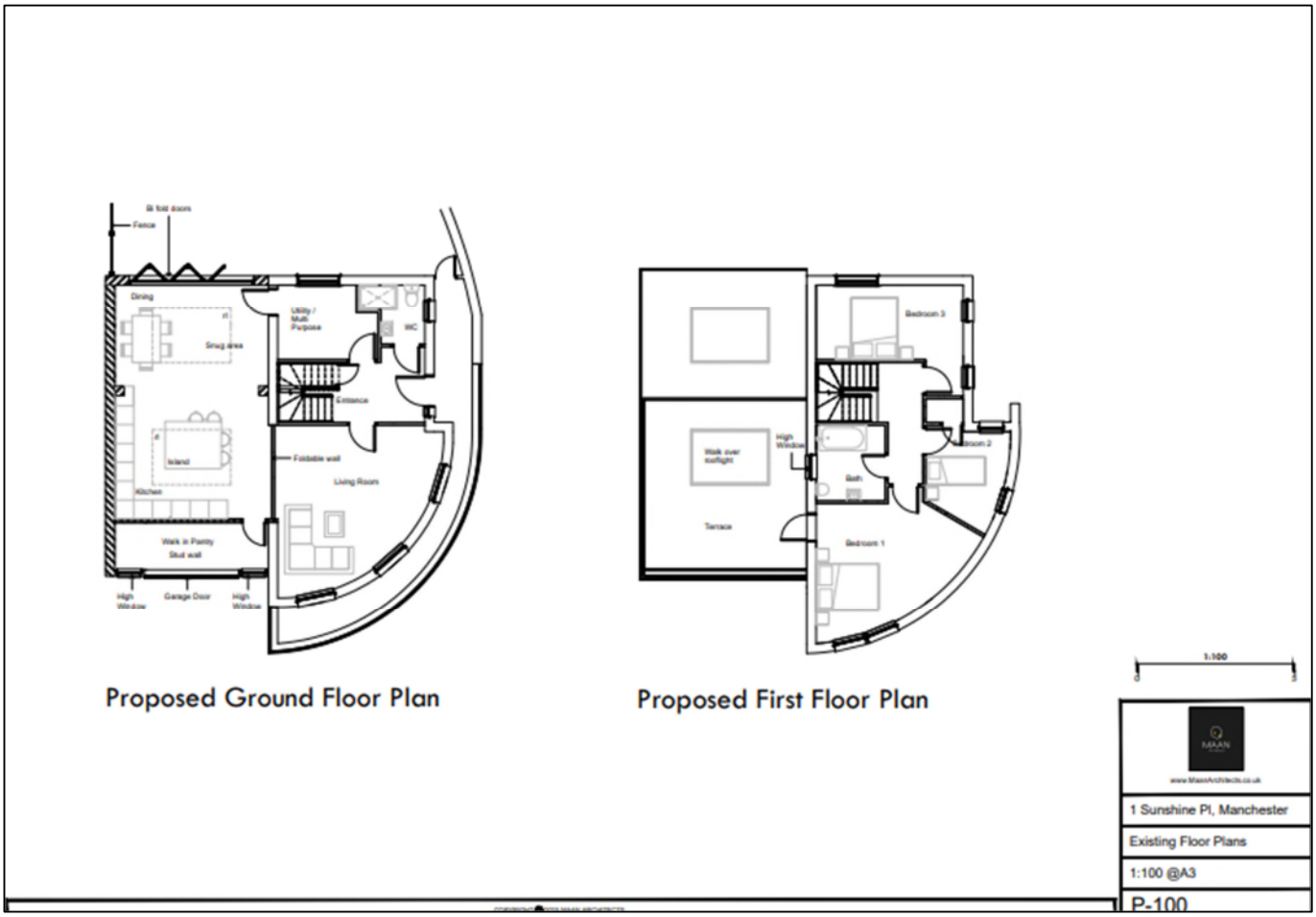

Figure 1. Scheme as submitted

PLANNING HISTORY

127335/FH/2020

Description: Increase height of a portion of existing boundary wall to 1.83 metres, replacement of existing entrance gate with 1.8-metre-high gate and installation of tall side gate
Decision: Approved 25/08/2020

076455/OO/2005/S1

Description: A PART OUTLINE, PART FULL APPLICATION for a phased, mixed-use development comprising a total of 444 residential dwellings, of which 197 are houses and 247 are apartments (22 x 1 bedroom, 187 x 2 bedroom, 179 x 3 bedroom, 56 x 4 bedroom), a two form entry primary school with an associated 60-place day nursery, 1400 sq. m to accommodate a future NHS health facility, 750 sq. m of local shopping (retail classes A1-A2), and the creation of 475 car parking spaces in total together with landscaping and boundary treatment.

Decision: Approved 07/09/2007

It is noted that the application for the original development included a condition removing the permitted change of a garage to residential conversion.

> *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 garages hereby approved as part of this development shall not be converted into living accommodation or commercial use without the express written permission of the City Council as local planning authority.*

Reason - To ensure that off street parking is available for residents and visitors in the interests of the safety and convenience of pedestrians and other users of the highway pursuant to policies DC7, H1.2, H2.2, H2.7, T3.7 and E1.6 of the adopted Unitary Development Plan of the City of Manchester.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application as the garage conversion would remove off street parking at the property. Highways had concerns that the loss of the garage would remove the only off-street parking to the property and potentially exacerbate on street parking congestion.

Notifications

Local Residents

4no comments received in opposition to the proposed development with concerns regarding,

- Loss of off-street parking and parking on footway (including existing on street parking nuisance)
- Loss of privacy and overlooking from bifold doors and balcony
- 'Overbearing' massing to the boundary
- Risk of intensification including HMO use
- Poor design and overdevelopment of the plot

Relevant planning concerns will be taken into consideration within the negotiations and assessment sections below.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The garages at this house type provides the only off-street parking for the dwelling and therefore the garage conversion would remove all off-street parking at the property.

The original development had a condition attached to remove the permitted development of garage conversions for this reason and the garages were a key part of ensuring the reduction in on street parking when the scheme was designed.

Losing the garage would mean the increase in on street parking and encourages the use of the footway as parking creating an amenity and safety issue.

It was also noted that the plans showed the proposed extension using the party wall.

Updated proposed development

The updated scheme removes changes the proposal to a partial conversion of the garage space retaining a 5500mm long internal garage space. It does this by projecting the garage forward to meet the principal elevation of the main dwelling.

The updated scheme also pulls the extension in slightly leaving a gap to the party wall and avoiding party wall issues.

Rear facing glazing was also removed from the projecting extension and a side facing access implemented.

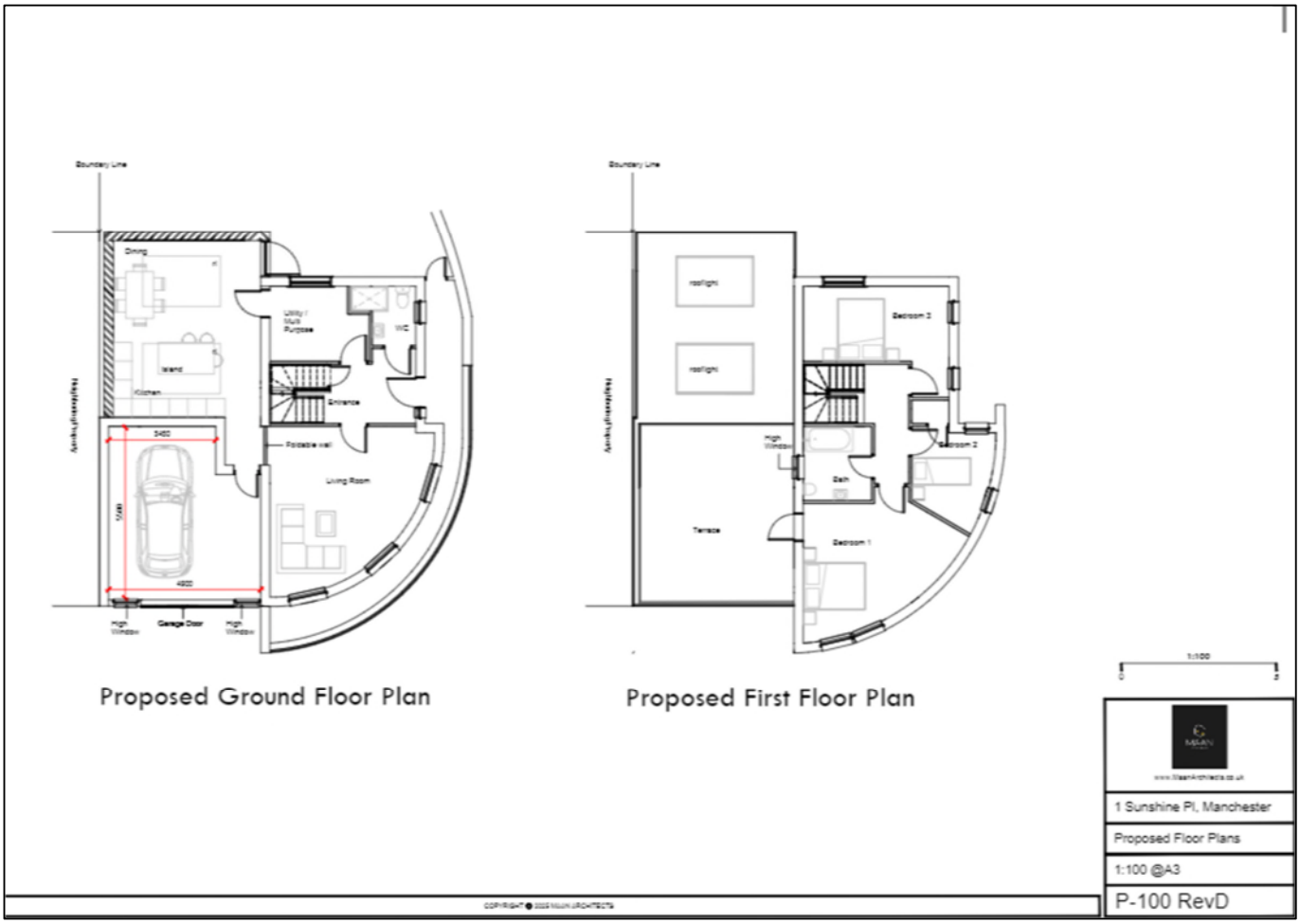

Figure 2. Updated scheme

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Consultations

Manchester City Council Highways Services

This is a reduced length to the standard garage space that is normally recommended; it could however accommodate a small or medium car. It will leave only minimal space to the front or rear of a parked car.

As the choice of vehicle size will be with the applicant, on this occasion the revised garage space seen on drawing P-100 rev A will be accepted.

No further consultation or notifications were required as there are no massing changes.

Notifications

Local Residents

1no comment was received in opposition to the updated proposed development with concerns regarding,

- Loss of off-street parking and parking on footway (including existing on street parking nuisance)

Relevant planning concerns will be taken into consideration within the negotiations and assessment sections below.

RELEVANT POLICIES

Decisions must be made in accordance with the development plan, unless material considerations indicate otherwise (s38(6) Planning and Compulsory Purchase Act 2004). Where relevant, duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (ss.66(1)/72(1)) are engaged for listed buildings and conservation areas.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 5 – Transport
    - T 1 – Sustainable Transport (partially replaced by PfE Policy JP-C 1)
    - T 2 - Accessible areas of opportunity and need
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat5: Inner Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
  - Connected Places
    - JP-C5: Streets for All
    - JP-C6: Walking and Cycling
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 9 – Promoting sustainable transport
  - Section 12 – Achieving well-designed places

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extension has been designed to complement the existing dwelling by using matching brickwork, a flat roof, and consistent window fenestration. It is subservient to the original property, being entirely single-storey and positioned mostly to the rear.

The extension would align with the rear elevation of No.199 Maine Road, ensuring it does not project beyond the existing rear building line. A 12.7m gap to the side of No.3 Sunshine Place would be retained, preserving the openness of the rear garden.

The partial garage conversion would extend slightly forward but no further than the existing principal elevation and that of No.199, while retaining the garage door to maintain the visual continuity of the frontage.

Given its modest size, siting, and relationship to neighbouring properties, the proposal would not result in an over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The rear extension is positioned discreetly and has limited massing, while the use of materials matching the existing dwelling ensures visual continuity.

The partial garage conversion includes a modest forward projection but does not extend beyond the existing principal elevation or that of No.199 Maine Road. Importantly, the garage door will be retained, preserving the established frontage and avoiding any significant change to the street scene.

It is noted that permitted development rights have been removed from the original development to ensure extensions are carefully managed. Given the limited projection and retention of the garage door, the proposal would not harm the character of the area and is therefore considered acceptable.

Effects on amenity

Privacy

The proposal includes a new side door facing Sunshine Place; however, this is screened by the existing tall boundary wall, resulting in minimal impact on privacy. The revised rear elevation introduces no additional glazing, thereby maintaining the privacy of residents at No.3 Sunshine Place.

It is also noted that the existing first-floor terrace is not being extended. To safeguard against overlooking, a condition has been attached to ensure that the flat roof of the extension is used only for emergency access or maintenance purposes.

Light

Given the proposal is entirely at ground floor level, sitting in line with the existing rear elevation of No199 Maine Road the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development especially considering the first-floor terrace feature at these properties.

The proposal would add space for a large kitchen diner with little risk to intensification of use or potential use class change. Furthermore, any use class changes from C3(a) would require planning permission as conditioned on the original development’s approval.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking
The proposed vehicle space length is 5.5 metres within the garage. This is a reduced length to the standard garage space that is normally recommended; it could however accommodate a small or medium car. It will leave only minimal space to the front or rear of a parked car.

As the choice of vehicle size will be with the applicant, on this occasion the revised garage space is acceptable.

It is noted that parking is seen to happen across the footway fronting similar properties along Maine Road. However, whilst the footway area including the driveway located to the front of these properties are sufficiently wide to accommodate this type of parking, it is not recommended as a formal space.

Green Infrastructure including open space, both public and private
The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE & CONCLUSION
The proposal has been assessed against the relevant policies of the Manchester Core Strategy, Places for Everyone, and the National Planning Policy Framework. The revised scheme addresses concerns regarding the loss of off-street parking by retaining a reduced garage space, while the extensions remain modest in scale, well-designed, and sympathetic to the character of the area. It would not result in

unacceptable harm to residential amenity or highway safety. On balance, the development is considered to achieve an appropriate compromise between the applicant's need for improved living accommodation and the wider planning objectives, and is therefore recommended for approval, subject to conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan 10 Sep 2025 P-001 THE LOCATION PLAN
b. Drawing - Site Plan 05 Nov 2025 P-002 REVC BLOCK PLAN OF THE SITE
c. Drawing - Proposed 02 Dec 2025 P-100 REVD FLOOR PLAN
d. Drawing - Proposed 02 Dec 2025 P-200 REVD ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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.

4. Flat roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. Garage Conversion restriction

Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the authorised integral garage shall not be used for any purpose that would preclude its use for the parking of a motor vehicle in association with the authorised residential use or development be undertaken that would preclude vehicular access to the garage.

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

policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

2 Sunshine Place, Manchester, M14 7TG

199 Maine Road, Manchester, M14 7TR

3 Sunshine Place, Manchester, M14 7TG

37 Ebberstone Street, Manchester, M14 7NQ

38 Lowthorpe Street, Manchester, M14 7WP

35 Ebberstone Street, Manchester, M14 7NQ

36 Lowthorpe Street, Manchester, M14 7WP

37 Lowthorpe Street, Manchester, M14 7WP

35 Lowthorpe Street, Manchester, M14 7WP

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA