

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145470/FH/2026
Date registered valid: 25 March 2026
Proposal: Erection of garage and driveway
Address: 1 Meadowbrook Close, Manchester, M9 6NS
Ward(s): Charlestown Ward

Applicant: Mr Robert Lewtas
Agent (if any):
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 May 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 April 2026

Standard consultations:

Printed: 30 March 2026 Expired: 22 April 2026

Neighbour notifications

Printed: 30 March 2026 Expired: 22 April 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/ Area

The property that is subject of this householder planning application is a two-storey, C3, semi-detached property. As existing, to the front of the property is a small area of soft landscaping and a tarmacked area with existing parking provision. A large part of the existing driveway is a pebbled driveway. There is also a container currently situated to the front of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission for the erection of a garage and driveway. This would facilitate more than one parking provision for a vehicle and the garage is proposed to be used to store a vehicle.

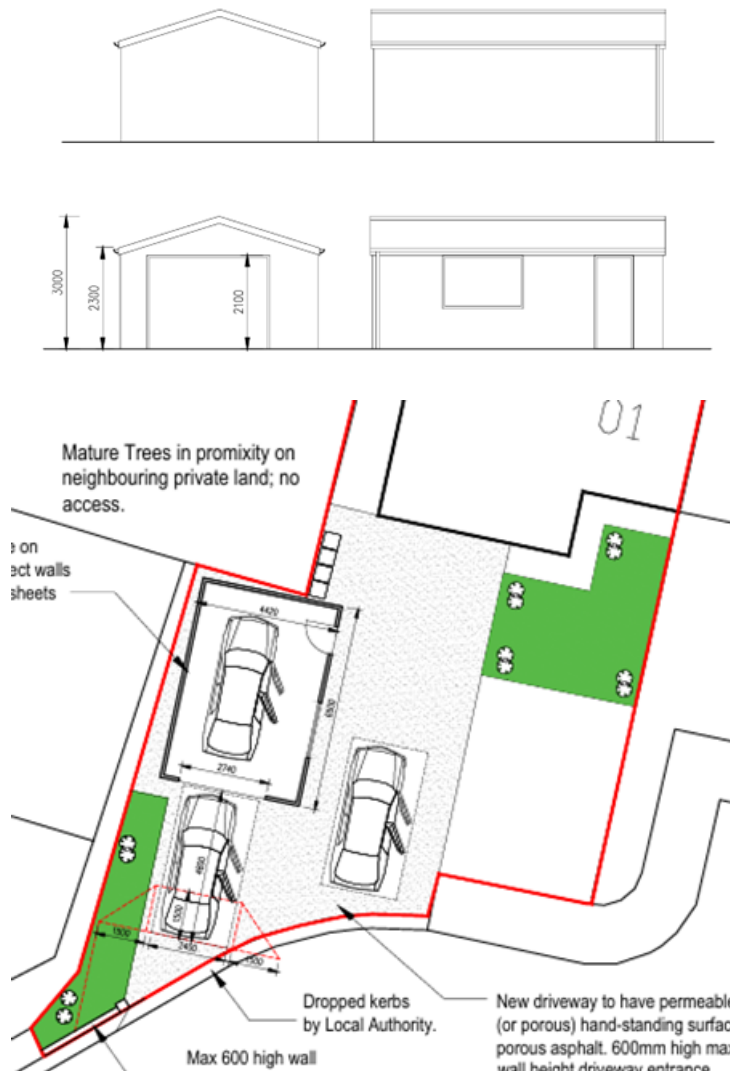
Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Neighbourhood Team Lead (Arboriculture)- no objections to the proposal as the foundations should not impact the trees on site.

Highways- no objections to the proposal, have provided some guidance and information relating to the driveway and garage which will be inserted below.

Proposed Plans:



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 EN1- Design and Principles and Strategy Character Areas

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances 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.

Principle

The principle of creating a driveway and garage to facilitate off-street car parking for the residents of the property is considered acceptable. However, consideration must be given to the visual amenity, residential amenity and highway safety of the proposal, outlined in the assessment below.

Impact on Visual Amenity and Street Scene

The driveway would be made from permeable asphalt, whilst retaining the existing area of soft landscaping. The proposal also includes creating another area of soft landscaping south of the site bordered by 600mm wall. The garage would measure 6.5m in length and 4.42m in width and be built with slate tile effect roof sheets and pre-fab concrete garage panels with brick clad finish. The garage would have a retracting door, window and uPVC door. The proposal would not be introducing a new feature to the property; the existing container and pebbled driveway would have already set a precedent within the street scene. The proposal is not considered to impact the existing street scene or appearance in accordance with Policies SP1 and DM1 of the Manchester Core Strategy.

Residential Amenity

Considering the nature of the driveway, this element of the proposal is not considered to give rise to any residential amenity implications for the neighbouring occupiers including, overshadowing, loss of light, privacy nor onlooking. The garage would introduce a new window and door which would face east, this window would not face directly towards the neighbouring properties and is not considered to affect the existing level of privacy. Additionally, the garage is not considered to create any further overshadowing to any neighbouring properties. Overall, no objections have been received, and the proposal is not considered to create any significant residential amenity implications for the neighbouring properties.

Impact on Highway Safety

After analysis, highway officers were satisfied with the proposal in relation to the road, deeming the application safe for pedestrians and vehicles. The driveway would provide enough space for at least one car parking space. The applicant can apply for a dropped kerb at the applicants cost, using the following link: [Apply | Dropped kerbs: definition and requirements | Manchester City Council](#)

It is recommended that a maximum of double dropped kerb is provided for the proposed driveway.

Waste

No change in bin store arrangements would occur as a result of the proposal.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact on visual amenity, residential amenity and highway safety as it broadly complies with Manchester Core Strategy Policies DM1 and SP1 and Chapters 8 and 12 of the National Planning Policy Framework, the draft NPPF chapters 4 and 14 and Places for Everyone Policy JP-P1.

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: 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 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.

Reason- 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:

Location Plan, ref- A001

Proposed site plan, ref- A002

Proposed elevations and ground floor plan, ref- A002

19 March 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 as follows:

- *[pre-fab concrete garage panels with brick clad/ effect finish]*
- *[slate tile effect roof sheets]*
- *[uPVC window frames]*
- *[sectional steel garage door]*

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) The garage and driveway hereby permitted shall not be used at any time other than in conjunction with the property of 1 Meadowbrook Close, Manchester, M9 6NS.

Reason - To ensure the proposed use remains incidental to the principal use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

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 via Email to highwaylicences@manchester.gov.uk

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

Neighbourhood Team Leader (Arboriculture)

4 Kingston Grove, Manchester, M9 6HD
71 Victoria Avenue East, Manchester, M9 6HP
73 Victoria Avenue East, Manchester, M9 6HP
75 Victoria Avenue East, Manchester, M9 6HP
77 Victoria Avenue East, Manchester, M9 6HP
69 Victoria Avenue East, Manchester, M9 6HP
67 Victoria Avenue East, Manchester, M9 6HP
2 Meadowbrook Close, Manchester, M9 6NS
65 Victoria Avenue East, Manchester, M9 6HP
6 Kingston Grove, Manchester, M9 6HD
8 Kingston Grove, Manchester, M9 6HD
2 Kingston Grove, Manchester, M9 6HD

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA