MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000244
Application type:	Householder planning permission
Proposal:	Conversion of existing garage to provide additional living space , and associated elevational alterations.
Site address:	659 Altrincham Road Manchester M23 9AA
Ward(s):	Baguley
Date application valid:	03 June 2026
Applicant name:	Sharmaine France
Agent (if any):	
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	22 July 2026

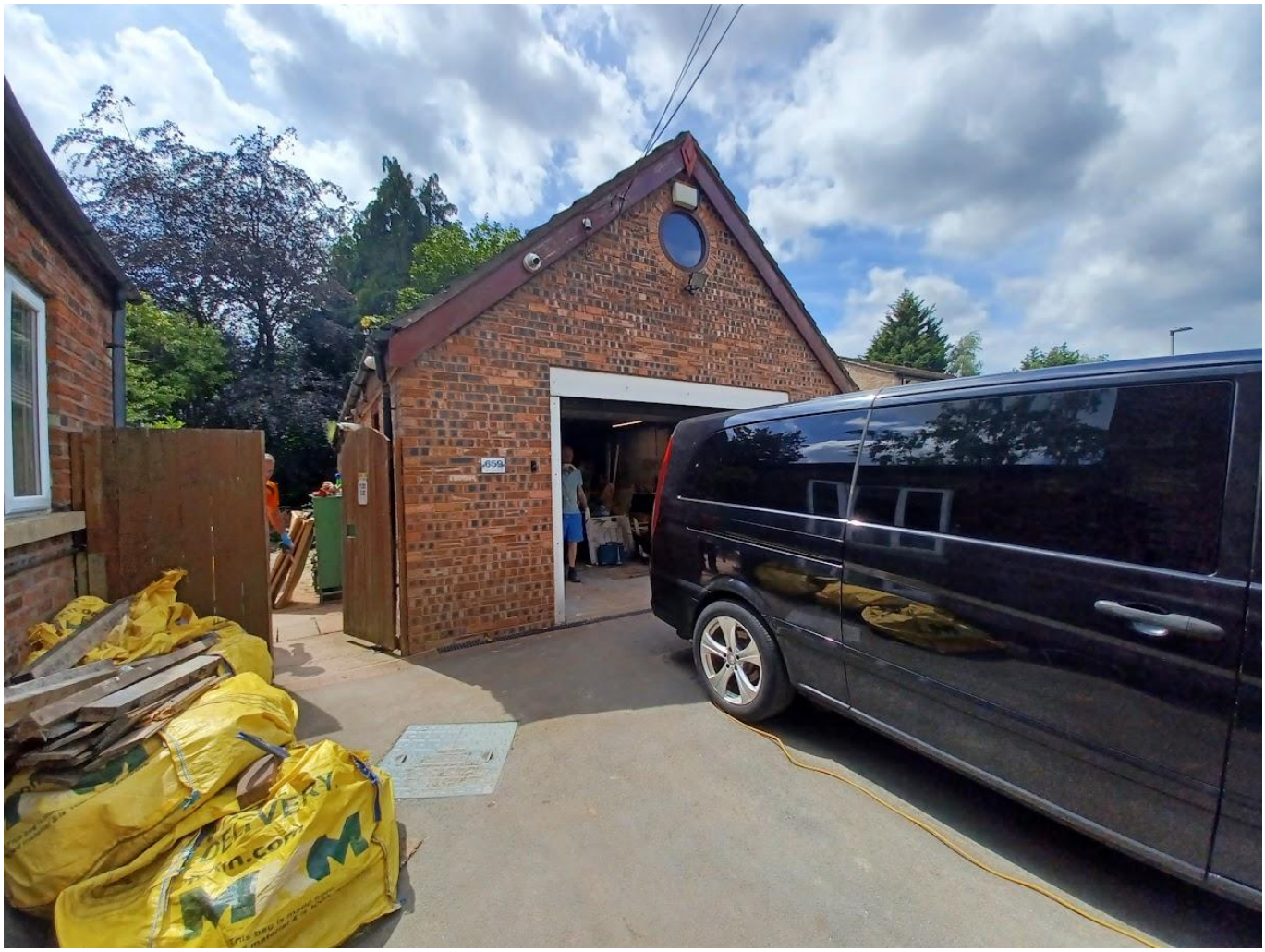
Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a grey slate dual-pitch roof. The property features a mixture of brown timber-framed and white uPVC-framed windows, a front porch extension, a spacious driveway to the side of the dwellinghouse with a modest garden to the front bordered by mid-level fencing, a single storey rear extension, and a detached garage/outbuilding situated within a spacious rear garden.

This stretch of Altrincham Road (A560) is mixed in terms of its character, featuring terraced and semi-detached dwellinghouses, as well as commercial facilities such as fast food outlets and petrol filling stations. The application property also benefits from its proximity to public outdoor amenity and green spaces, such as Wythenshawe Park.

The property is not listed, nor is it sited within a conservation area.


Altrincham Rd
A560
675
673
671
667
689
687
685
655
MJB Manchester
Chauffeur Service
35
37







Description of development

The applicant is seeking planning permission for the conversion of the existing detached garage to provide additional living space together with associated elevational alterations.

Relevant planning history

Planning Application – 022181 - Erection of a detached double garage at rear of house – Approved (1984).

Planning Application – 028688 - Kitchen extension at rear of house – Approved (1987).

Planning Application - 053230/FH/SOUTH3/97 - Erection of detached garage after demolition of existing – Approved (1998).

Planning Application - 054044/FH/SOUTH3/98 - Construction of a detached garage after demolition of existing – Approved (1998).

Planning Application - 056774/FH/SOUTH3/99 - Construction of a conservatory at rear of existing dwellinghouse – Approved (1999).

Planning Application - 081927/FH/2007/S2 - Creation of first floor to existing garage to provide ancillary residential accommodation – Refused (2007).

Planning Application - 145225/FH/2026 - Erection of single-storey rear extension together with a front porch extension – Approved (2026).

Consultation, notification and publicity responses

Consultations

Health & Safety Executive made no objection to the application.

Notifications and publicity

Local residents – no representations received.

Relevant policies

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 the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

Places for Everyone - is a long-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 and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places

Assessment

Principle - the principle of the proposal, to convert an existing detached garage into additional living space (to be used for purposes ancillary to the main dwellinghouse), is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, parking, as well as its intended use.

Siting, scale, and massing – no extensions proposed to the garage building; therefore, the siting, scale, and massing would be unaffected by the proposal.

Appearance and visual amenity – the proposal includes the following elevational alterations to the detached garage:

- The existing garage door on the front elevation would be replaced with one window to match the style of the existing dwellinghouse, with an additional circular window positioned above.
- Two windows would be installed within the rear elevation of the garage.
- The existing door on the eastern elevation would be replaced with a similar design.
- One window would be introduced on the eastern elevation.
- The three existing skylights on the east-facing roof slope would be removed.
- No alterations are proposed to the western elevation.

Overall, these changes are considered to result in minor alterations to the overall appearance of the garage building. The introduction and replacement of openings (including doors and windows) would be sympathetic to the character and detailing of the main dwellinghouse and would therefore be in-keeping with the overall appearance of the application site. As such, the proposal is not considered to result in undue harm to the visual amenity of the surrounding area.

Residential amenity – as no extensions are proposed to the garage, significant issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy are not anticipated as the existing conditions of the site would be largely unaffected by the works. Additionally, as none of the proposed windows would be positioned in close proximity to the plot's shared boundaries, significant issues relating to increased overlooking and loss of privacy are not anticipated. Finally, as the garage is intended to be used for purposes ancillary to the main dwellinghouse (i.e., additional living accommodation), the proposal is unlikely to generate a material increase in comings and goings, activity levels, or noise disturbance.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Use – the planning submission indicates that the converted garage/outbuilding will be used as additional living accommodation, remaining part of the main dwellinghouse, and would not be used as an independent self-contained unit. This is considered acceptable, so long as the outbuilding is used for purposes ancillary to the main dwellinghouse in perpetuity. For the avoidance of doubt, the outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse. This has been conditioned accordingly.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, 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 12 of the National Planning Policy Framework.

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 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) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

‘Proposed Plans and Elevations’, numbered ‘020 REVISION E’, received by the City Council as Local Planning Authority on the 7th May 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) Materials:

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 Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Restriction on additional openings:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be inserted into the elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Outbuilding use:

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.659 Altrincham Road, Manchester, M23 9AA. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

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