

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133312/NMC/2022

Date registered valid: 24 March 2022

Proposal: Non material amendment to planning permission 128984/FH/2020 to amend the size of rear window to match proposed dormer window, insert 2no. rooflights in extended first floor rear extension, removal of proposed side window ground floor, brick header to rear opening to change from 3 courses to 1 course, removal of 2 chimneys to the side elevation, proposed rear doors mechanism changed from sliding to bifold, proposed first floor bathroom window opening 1.7m height from first floor level with obscured glazing.

Address: 2 Glencross Avenue, Manchester, M21 9NF

Ward(s): Chorlton Ward

Applicant: Mr Paul McCormack, 2 Glencross Avenue, Manchester, Manchester, M21 9NF

Agent (if any): Mrs Amy Axon, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Chorlton, Manchester, M21 9DJ

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 April 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: None for NMC application

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 application site is an Edwardian semi-detached dwelling situated on the northern side of Glencross Road, close to the junction with Grange Avenue, in the Chorlton ward. The property is of red brick and render construction with gardens at the front and rear and access along the eastern side. Parking is on street in this location. The roof forms a cross gable giving a part recessed rear elevation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area comprising a similar housing typology and 325 metres north west of Chorlton District Centre.

The materials palette comprises of red brick and white render with grey roof tiles. There is some evidence of rear infill extensions and dormers in similar house types locally.

Description of development

The application seeks to amend approved details within application 128984. These comprise:

The size of rear window to match proposed dormer window, insert 2no. rooflights in extended first floor rear extension, removal of proposed side window ground floor, brick header to rear opening to change from 3 courses to 1 course, removal of 2 chimneys to the side elevation, proposed rear doors mechanism changed from sliding to bifold, proposed first floor bathroom window opening 1.7m height from first floor level with obscured glazing.

The agent had not included the 2no. roof lights in the written description. This has been added to the planning register description following confirmation from the agent.

For completeness, application 128984 was granted approval on the 24.06.2021 for the:

Erection of part single, part two storey rear extension and rear dormer to provide additional living accommodation together with elevational alterations (including insertion of windows) and application of brick and render to existing elevations

The application was one of two submitted on the site with some overlap. The second application, 128983 received approval on the 24.06.2021 for the:

Erection of a single storey rear extension, first floor rear extension, and rear dormer to form additional living accommodation. The application was amended to remove a large ground floor window at the side to set in the dormer.

Consultations & Notification Responses

None on NMC application

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

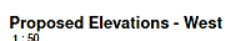
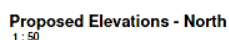
Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

Development in this application proposes to amend approved details to an acceptable development. The amendments are of a modest scale and acceptable in principle subject to satisfactory impacts on residential and visual amenity in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

The approved and proposed elevation drawings are set out below:



Assessment

The proposed amendments simplify some of the approved elevational alterations and include further modifications that are required to enable the approved scheme to be implemented. The works to each affected elevation are considered below:

Eastern Elevation

The majority of works are on this elevation which is most visible from the eastern approach into Glencross Avenue. They include removal of 2no. chimneys on this elevation which is Permitted Development under Class G of the TCPA (GPD0) (2015) (As amended); removing 2 rows of vertical brick banding at ground floor on the extended eastern elevation, removing a ground floor window and rendering the surrounding section of wall. A new rooflight is proposed on the eastern roof slope in the 2-storey extension and lastly, rainwater goods are proposed in a dark grey colour to match and connect to existing drainage.

The proposals will have little appreciable impact on the character of the property and no obvious impact on residential amenity.

The render material at ground floor on this elevation is an original feature of the dwelling which was approved to be reversed with brick. The amended proposal retains the original configuration and removes a proposed window facing the rear garden of Nos.67 and 69 Grange Road.

Western Elevation

The western elevation makes very little alterations. These amount to insertion of a second roof light on the other side of the extended dual pitched roof slope and replacing 2 vertical soldier courses to the eaves of the extended ground floor with brick.

There are no concerns with these elements of the proposal.

North Elevation

The north elevation overlooking the rear garden amends the type of ground floor window opening from 3no. sliding doors to 5no. bi-folds. Rainwater goods are introduced on this elevation close to the boundary with No.4 and 2 courses of vertical soldier course brickwork spanning the full rear elevation at ground floor are amended so that only the 2no. sets of ground floor doors are headed by a single course of red brick coursing to match the existing brickwork.

These are minor amendments which have no impact on the character of the property.

South Elevation

There are no amendments proposed affecting the front-facing south elevation. The chimney removal from the side elevation will be visible from the front; however, as not all of this house type has side chimneys, the proposal will not have unacceptable impacts within the street scene.

On the basis of the above, the proposal is considered to be of a non-material nature that complies with saved policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Conditions are appended for the works and materials to be implemented in accordance with the submitted drawings.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application is not subject to statutory notification of neighbours. However, a neighbour queried the accuracy of the drawings which led to a minor amendment to the description to include 2no. first floor rear elevation roof lights in the extended rear roof slope.

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

- 1) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.
- 2) The proposed amendments relate to amending the size of rear window to match proposed dormer window, insertion of 2no. rooflights in the extended first floor rear extension, removal of the approved side window at ground floor, changing the brick header courses on the rear opening from 3 courses to 1 course, removal of 2 chimneys to the side elevation, proposed rear doors mechanism changed from sliding to bifold and proposed first floor bathroom window opening 1.7m height from first floor level with obscured glazing.
- 3) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 24th of March 2022:

Application Form

Existing Site Plan Ref: 20-0010-10-001 REV P02

Existing Floor Plans Ref: 20-0010-10-002 REV P02

Existing Elevations Ref: 20-0010-10-101 REV P02

Proposed Site Plan Ref: 20-0010-20-001 REV P02

Proposed Floor Plans Ref: 20-0010-20-002 REV P03

Proposed Elevations Ref: 20-0010-20-101 REV P05

Proposed Floor Detail Ref: 20-0010-40-004 REV P01

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies SP1 and DM1.

4) The development hereby approved shall be implemented in accordance with the materials as set out on the drawing received on the 24th of February 2022:

20-0010-20-101 Rev P05

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH