

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132593/NMC/2021

Date registered valid: 23 December 2021

Proposal: Non-material amendment application to planning approval reference 128983/FH/2020 in order to change the cladding material to the dormer walls

Address: 2 Glencross Avenue, Manchester, M21 9NF

Ward(s): Chorlton Ward

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

Agent (if any): Mr Chris Rodgers, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

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

Recommendation: Approve

Date of recommendation: 17 January 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: None for NMC

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

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.

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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. There is some evidence of rear infill extensions and dormers in similar house types locally.

Description of development

Non-material amendment application to planning approval reference 128983/FH/2020 in order to change the cladding material to the dormer walls.

The application seeks to replace the approved dark grey zinc-appearance cladding for the dormer face and cheeks with a dark grey hanging wall tile to match the roof tile.

Consultations & Notification Responses

No notifications for a Non-Material Amendment application.

Issues

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 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 material to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF) (July 2021)

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.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application proposes a modest change to approved materials as set out in Conditions 2 and 3 of application 128983/FH/2020. The change to the approved materials is acceptable in principle subject to satisfactory impacts on visual amenity in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

The in this application provides a bedroom with en-suite and storage space.

Visual Amenity

The change in materials replaces the approved zinc cladding to the dormer walls with dark grey hanging tiles to match the existing. The visual impact of this amendment will be to lessen the appearance of the dormer within the rear roof slope that is only partially visible from within Glencross Avenue. This is considered to be a positive change that presents materials within the same colour palette, size and fabric as the existing which will give the dormer a more traditional appearance.

There are no concerns that this will lead to any material loss of amenity to the appearance of the development that was granted permission under the above approved scheme.

On this basis, the amendment is considered to be of a non-material nature and is therefore recommended for approval via this application.

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

None under NMC application

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 replacement of the approved zinc-cladding material to the dormer walls and replacement with dark grey hanging tiles to match the existing, which allows for improvements to the external appearance of the dormer.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 23rd of December 2021:

Application form

Proposed Elevations: Drawing Ref: 20-0010-128984 - 7 of 8 Rev P4

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 in the drawing received on the 23rd of December 2021:

20-0010-128984 - 7 OF 8 Rev P4

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