

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130990/FH/2021

Date registered valid: 7 July 2021

Proposal: Recladding of existing property with part two, part three storey side and rear extension and creation of rooftop terrace

Address: 10 Victoria Grove, Manchester, M14 6BF

Ward(s): Old Moat Ward

Applicant: Rebecca May, 10 Victoria Grove, Manchester, M14 6BF

Agent (if any): Paddock Johnson, Paddock Johnson Partnership Studio, 2, The Lyceum, Bath Street, Port Sunlight, CH62 4UJ

Case officer: Dave Morris
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Recommendation: Approve

Date of recommendation: 31.08.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 20 July 2021 Expired: 10 August 2021

Neighbour notifications

Printed: 15 July 2021 Expired: 5 August 2021

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

This application relates to a small, contemporary styled two storey dwelling attached to the gable wall of a pair of semi detached villas.



The front of the property is given to parking and there is a purpose built bin store to one side. There is a narrow strip of land at the side of the property and a small rear garden.



Victoria Grove is a cul de sac. There is no turning head and the property is located on the east side adjacent to the top of the cul de sac.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. Adjoining to the south area a pair of large semi detached villas. Facing the Site across Victoria Grove are numbers 7 and 9, number 9 being set back substantially into the site behind the building line for that side of Victoria Grove. To the north west closing off the top of Victoria Grove is the side garden to a semi detached Villa on Lombard Grove. Adjoining to the rear of the site is the car park to May Lodge a modern three storey flat development on Lombard Grove.

Description of development

Consent is sought for the erection of a part two, part three storey wrap around extension on the side and rear elevations. The side extension is set back approximately 1.25 metres from the front face of the property and would project 2.5 metres up to the side boundary. The rear extension would project approximately 3 metres and ground and first floor levels and a minimum of 1.4 metres at second floor level and would be set 3.4 metres from the shared boundary.



The ground and first floors would be of brick construction with black metal raised seam sheeting at first floor level and on the front and rear elevations of the of the existing first floor.



The front face of the extension would contain a full height window to the stair well behind whilst at second floor level there would be a set of doors giving access to a new roof terrace. The terrace would be enclosed by a glass balustrade.

There would be windows in the rear elevation at ground first and second floor levels and a window in the side of the extension at ground floor level facing the gable wall of the adjoining property. The north facing gable would contain three small windows looking up Lombard Grove, two at first floor level and one at second floor level.

Parking and refuse storage remain unchanged.

Consultations & Notification Responses

Local residents

Six letters have been received supporting the proposed development and one letter received objecting. The issues raised are summarised below.

- The development will enhance and bring a welcome dash of modernity to this Victorian grove.
- A good looking extension that is still in harmony with the surrounding Victorian properties.
- It is positive to see a well designed high quality proposal; that will positively contribute to the street scene and add interest to the area.

- The proposed building will be a complete replacement of the existing structure, completely different in appearance and a double of the existing size and volume. The Victoria Grove frontage will be changed from an airy contemporary glass fronted design to a structure resembling a Berlin Wall watchtower, with dark metal cladding and small slit-like windows. The detrimental visual impact when viewed from our property situated directly opposite will be considerable. Similarly, the appearance of the new building as viewed from the north, Lombard Grove, side will be that of a high featureless brick wall immediately adjacent to the roadway with an ugly asymmetrical dark metal clad structure on top.
- The Victoria Grove front ground floor feature 'fish tank' window will be in practice obscured by any vehicle parked at the front of the building and will only provide a view of the refuse bins now located at the front of the property.
- The proposed roof terrace is wholly inappropriate. It will result in a significant loss of privacy to the property opposite as it will be at the height of the front bedroom windows. The roof terrace will also be shaded by the gable end wall of the adjacent higher building of 8 Victoria Grove.
- The present building was designed and built with disabled access in mind (cf. Design and Access Statement 093586/FO/2010/S1). The proposed building layout with a narrow spiral staircase will make disabled access to the upper floors impossible.
- An assessment of the ecological impact of the proposed building is, beside some general statements, sadly missing from the submitted Design and Access Statement. Text of section 2.11 pertaining to this appears to end in mid-sentence.
- A functioning EV charging point should be installed at the front of the proposed building.
- The submitted Design and Access statement is unclear as to the reasoning behind the proposed rebuild. The present building was never intended to be a large four bedroom family home with four toilets and three bathrooms as it will become after the proposed conversion.
- The site is at the end of a narrow cul-de-sac and is unsuitable for such a purpose.
- Any argument that more space is required for use as home offices is somewhat tenuous as home offices do not usually require en-suite bathrooms although such a feature would be desirable if the building was to be used as a HMO. The submitted Design and Access statement asserts that the occupants of the present building will not change (Section 3.0) - this cannot be guaranteed to remain so in the future. Planning should take a long term view of the needs of the area.
- The proposed four bedroom building will only have one off-road parking space, the remainder of the front area being taken up by waste storage or being in practice inaccessible for a vehicle. Vehicular parking and access are difficult in the narrow Victoria Grove cul-de-sac, with vehicles usually parked on both pavements of the street. Access to properties by residents or emergency vehicles is often impeded. Any increase in the number of occupants of the proposed development will only exacerbate the problem.
- The argument that the 2+ meter high brick wall along the Lombard Grove boundary of the site will improve security of the area is somewhat tenuous as unwanted access between Lombard Grove and Victoria Grove is in practice possible and often occurs via the ungated drive of 44 Lombard Grove, over a low wall between our and that property and by our front drive.
- The proposed 'cycle store' will not be large enough to fit a bicycle and will not have access to any roadway, there being no gate in the proposed 2+ metre high wall at the side and rear of the property.

-The path of the present Leigh Brook culvert is not as shown on the submitted drawing (21032-105). Although it now runs clear of the site a disused section still exists at a shallow depth at the north side of the plot, mistakenly marked as 'new connection to existing drainage' on the submitted plan.

-Presumably the architects of the proposal are satisfied that the gable wall of 8 Victoria Grove will be able to sustain the additional loads imposed by the paved roof terrace and the steel cladding. The existing and proposed structures have no independent support on that side.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DM1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers.

Issues

Principle

This proposal accords with the principle established in policy DC1 of extending a property to meet the changing needs of the occupiers.

Scale

The existing building sits alongside a substantially larger building and even by increasing the height of the property it would be lower than the adjoining property. In terms of projection both the side and rear extensions are within what would be considered acceptable. On balance it is considered that the scale of the proposed extension is acceptable.

Design

This is a contemporary style building attached to a Victorian Villa. The proposed extension introduces a more vertical form to the existing building which reflects the more vertical proportions of the surrounding properties. This approach is complimented by the selective use of raised cladding. On balance the design is considered acceptable.

Parking.

The proposed development will not impact on the existing parking arrangements. The Council's current practice is for one space per dwelling irrespective of the size of the property and the development would achieve this.

Cycle Store

Concern has been expressed about the size of the proposed cycle store shown on the drawing. There is no requirement to provide a cycle store for a house extension and it could easily accommodate a collapsible cycle.

EV points

There is no requirement for householders to include an EV charging point when constructing an extension.

Refuse

Refuse storage remains unchanged and is acceptable

Residential amenity

The proposed extension does not immediately adjoin the curtilage of any properties and will not therefore have an overbearing impact.

In terms of privacy the principle windows face the across the street where the nearest property is approximately 19 metres away. At such a distance it is not considered that there would be any significant loss of privacy. The rear windows face the car park to May Lodges and again there would be no significant loss of privacy. The windows in the north elevation face up Lombard grove and raise no privacy issues. The ground floor window in the side of the rear extension faces the gable of the adjacent building and again would not result in any significant amenity issues.

That the ground floor front window overlooks the parking space is not a consideration for planning.

The proposed terrace could potentially give rise to overlooking issues, however, this is some distance from the houses opposite and is screened for the adjoining property by its gable wall. To the rear is a car park. In this instance therefore it is on balance considered that there would be no significant loss of privacy from the terrace although it is considered that any perceived impact would be reduced by having the balustrade obscure glazed. An appropriate condition is proposed.

Security

Concern has been expressed that the proposed brick boundary wall would not improved security. However, currently access to Victoria Grove from Lombard Grove is possible but this will be blocked by the proposed extension.

Culvert.

The Culvert is shown on the submitted drawings and this runs some distance to the north of the site. UU were consulted although no response was received.

HMO

As a result of the Article 4 Direction PP is required to change from a dwelling to a HMO. However, it is considered prudent to reinforce this with a condition.

Conclusion.

Whilst the proposed extension would significantly improve the accommodation on offer it is considered that the proposed approach is acceptable and accords with Council policy.

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 issues arising from the consideration of this application.

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

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

21032-105 received 7 July 2021

21032-106-A received 7 July 2021

21032-106-B received 7 July 2021

21032-108-B received 7 July 2021

21032-109-B received 7 July 2021

21032-110-B received 7 July 2021

21032-111-A received 7 July 2021

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

3) The development hereby approved shall be constructed using materials specified on the application forms and on the approved drawings.

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the glazed balustrade to the roof terrace shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

United Utilities Water PLC

7 Victoria Grove, Manchester, M14 6BF
Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
44 Lombard Grove, Manchester, M14 6AN
8 Victoria Grove, Manchester, M14 6BF
Flat 10, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 8, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
9 Victoria Grove, Manchester, M14 6BF
Flat 12, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 11, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 9, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 7, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 6, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 5, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 4, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 3, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 2, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE
Flat 1, Kay Lodge, 31 Lombard Grove, Manchester, M14 6BE

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
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Wellington Road)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH