

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128984/FH/2020

Date registered valid: 18 January 2021

Proposal: 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

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 Agustin Melero 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: 24 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None during Covid-19 restrictions. Photos provided by agent.

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 June 2021 Expired: 21 June 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

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

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 is one of two submitted on the site with some overlap between the two. The second application, 128983 is 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.

The application was subject to two rounds of notifications which resulted in the comments below.

Consultations & Notification Responses

1st Notification

Objection 1

1. The property lies to the south west of our garden and casts a shadow as the afternoon progresses. The proposed extension will cast a shadow earlier in day which will remain as the sun sets in the West. This will result in unacceptable reduction in daylight and sunlight into our garden due to the height of the extended rear building.

2. The extension will overlook our property, causing a loss of privacy with direct view into our dining room

3. The two storey extension is out of keeping with the appearance and layout of other properties in the area which have not extended to the rear of properties in that position greater than ground level

We note that there has been a subsequent planning application 128983/FH/2020 which does not have the proposed first-floor extension - we do not object to that proposal.

Objection 2

The 2 storey extension will extend beyond the existing building line and is therefore out of character with the rest of the neighbourhood that only have dormer or single storey extensions.

The proposed 2 storey extension will overshadow our property resulting in a loss of light, particularly late afternoon and evening sunlight and in one of the bedrooms, dining room and garden. We feel that this two storey extension of the existing property would be overbearing, visually intrusive and to the detriment of the amenity of our property. Our property (no67 Grange

Road) is vertically aligned to No2 therefore we are already facing their side wall and adding 2-3m of uninterrupted wall will be overbearing and will lead us to feel more hemmed in/overshadowed.

The additional 2nd storey window on the first floor will be looking into one of the bedrooms and dining room and currently is not shown as 'obscured glass' in the design and would result in a loss of privacy should the internal use of the room change from a bathroom to a bedroom in the future. It is not stated if the window will be with white frame in line with the rest of the side of the house or not.

There are two additional windows in the 2nd storey extension on the east side (one very long and narrow and one very large window) on the ground floor that need to be both with obscured glass as they will be overlooking into the dining room and one bedroom resulting into loss of privacy. Having grey window frames is not in line with the rest of the windows of the east side of the property and therefore the visual amenity will be out of character with the rest of the properties. The windows on the east elevation should be consistent in type/design.

Proposed Elevations - East

The Proposed white render at the top and proposed brick to match the existing brick. This is not how currently the house is and we believe to be a mistake in the application.

Environmental Health - Gas membrane condition

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

2nd Notification (Amended scheme)

Objection 1

The revised plans have removed a proposed window on the east elevation but they still retain all the elements that contributed to our previous objection. Although having a more direct impact on neighbours on Grange Rd, we strongly object to the additional footprint the proposed 2 storey extension will add to this property. This will project nearly 3 metres beyond the existing line of all other properties on the road and will be visible along the side of the house as you enter the road. This is particularly important as the plans suggest changes to existing render and new brick work.

The new shadow study clearly shows the increased length of shadow created on our property from the proposed developments in both applications. This can be particularly seen in the illustrations for the mornings during Spring, Summer and Autumn. This is exceptionally disappointing as our garden is north facing and is already affected by shadow. We are concerned that this will create lower light levels in rooms to the rear of the house.

The single storey flat roofed extension is included in both applications 128983 and 128984 and its impact on the morning sunlight in our garden is well illustrated in the shadow study. This extension will create a garden wall along the boundary line of our adjoining properties which will be 3368mm high! Projecting from a 3 storey extension, this will have a combined length of 4932mm along the party wall line. It will be overbearing, significantly reduce light and take away the present open aspect at the rear of our property.

We object to the submission of 2 separate planning applications for the proposed extensions to this property. The overlap of the various elements has caused confusion in our understanding of the proposals and the nature of our response. We feel that it is 'playing the system' to benefit the applicants by avoiding any necessary reapplication if one application is refused. However, if both applications are approved then the result will be a green light for an enormous extension to a small Edwardian villa in a cul de sac of 12 houses. The applications together add up to a full house width single storey extension, a 2 storey extension and a 3 storey extension including a large dormer. This will in our view be an overdevelopment of the property and cause us to feel hemmed in and overlooked particularly as the gardens of our houses are small. We hope you will consider rejection of both schemes.

Objection 2

Proposed Elevations - East

The 2 storey extension will extend beyond the existing building line and is therefore out of character with the rest of the neighbourhood that only have dormers or single storey extensions.

The proposed 2 storey extension will overshadow our property resulting in a loss of light, particularly late afternoon and evening sunlight and in one of the bedrooms, dining room and garden. We note that the Shadow Study does not extend beyond 4pm and it is at this time where our property is impacted. We feel that this two storey extension of the existing property would be overbearing and visually intrusive and to the detriment of the amenity of our property. Our property (no67) is vertically aligned to No2 therefore we already are facing their side wall and adding 3m of uninterrupted wall will be overbearing and will feel like being hemmed in/overshadowed.

The additional 2nd storey window on the first floor will be looking into one of the bedrooms and dining room and although is now shown as 'obscured glass' in the design this can be changed in the future without need for permission and would result in a loss of privacy should the internal use of the room change from a bathroom to a bedroom in the future.

The proposed white render at the top and proposed brick to match the existing brick. This is not how currently the house is and we believe to be a mistake in the application. Is the render going to be at the top or the bottom? It is a concern that there are still potential inaccuracies on these plans. Can you confirm that a final plan will be issued and accurate before any approval is made.

Objection 3

We strongly object to the proposed part single, part two storey rear extension at rear of building for following reasons:

1. The property lies to the south west of our garden and casts a shadow as the afternoon progresses. We have provided photographs in separate email to Linda Marciniak to illustrate the current shadow at the rear of our house. The proposed extension will cast a shadow earlier in day which will remain as the sun sets in the West. This will result in unacceptable reduction in daylight and sunlight into our house and into our garden due to the height of the extended rear building. The shadow study provided with the application is both conservative and misleading in the impact of the extension on our house and garden, in that the study ends at 4pm. We believe that the shadow analysis has failed to take into account the loss of sunlight into our house after 4pm. A highly significant part of the day's sunlight falls in early-mid evening - this has not been taken into account.

2. The proposed extension is overbearing and oppressive - it will directly overlook our property, causing a loss of privacy with direct view into our dining room.

3. The two-storey extension is totally out of keeping with the appearance and layout of other properties in the area which have not extended to the rear of properties in that position greater than ground level. The proposed overall increase in size and structural changes to 2 Glencross Ave will be incompatible with the neighbouring Edwardian houses on Glencross Avenue and Grange Road.

In summary, we are strongly opposed to this inappropriate and insensitive proposal which will significantly impact environmentally and architecturally on our property and other properties in the immediate area.

We have provided photographic evidence to Linda in email sent 20/06/2021 titled 'Planning Application128984/FH/2020 - objection'.

[Photos received with the accompanying text below, by email dated 20 June 2021]

As per our comments on the council website, the proposed two-story extension will significantly reduce the sunlight into our house and garden in the late afternoon and evening. The shadow analysis was performed until 16.00 hours and therefore does not consider the impact of shadow in late afternoon and early evening. Please find attached photos of the garden.



Photo 1, taken at 18.00 hours 19th June 2021. The area of the garden affected by the proposed extension currently enjoys full sunlight.

Photo 2 and photo 3, taken at 19,00 hours 19th June 2021. The area that will be affected by the proposed extension is the only area to remain in sunlight as the border shrubs from 2 Glencross Avenue already cast shadow prematurely.

The proposed extension would completely deprive the house garden of sunlight much earlier. Clearly as the days shorten in late summer the impact of the shadow will be much earlier.

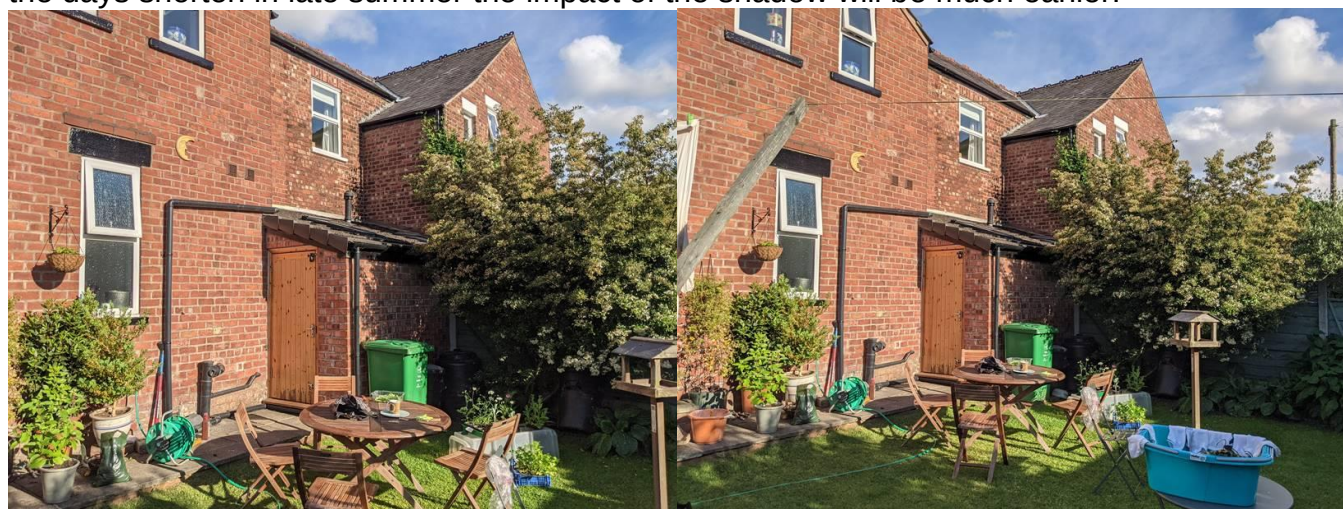




Photo 4 illustrates the current rear view of 2 Glencross Avenue taken from our property 69 Grange Road.

The photo indicates the extent to which the proposed extension would interfere with sunlight, architectural consistency, and overbearing size and proximity to our house and garden.

Issues

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
- o Policy EN18 – Contaminated Land
- o Policy EN19 – Waste

The National Planning Policy Framework (NPPF) (June 2019)

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 scale of rear extensions that are acceptable in principle subject to satisfactory impacts on residential and visual amenity, bin storage and

parking in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

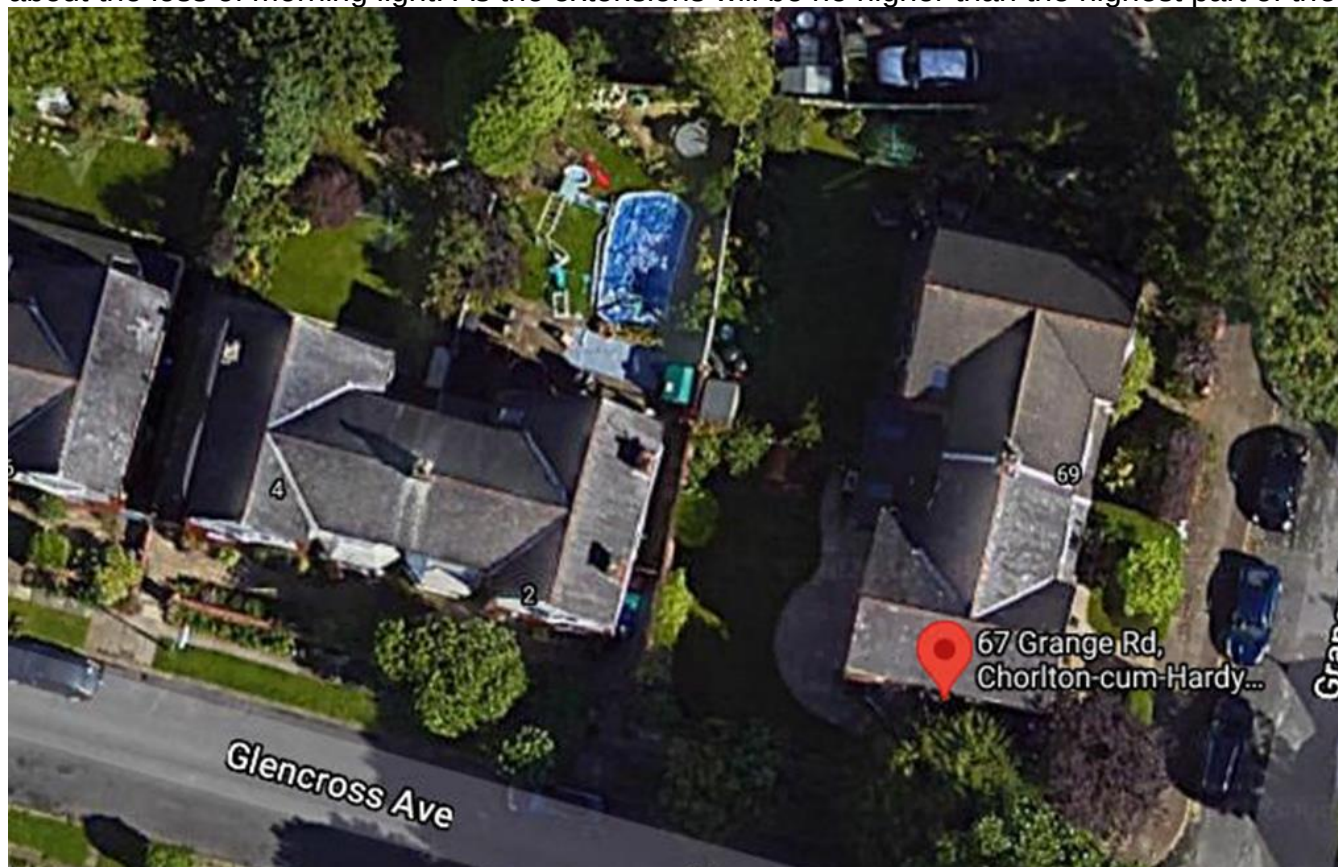
The proposals in this application are to provide an extended kitchen/diner at ground floor, additional space and bathroom at first floor and a bedroom with en-suite and storage space within the dormer.

Residential Amenity

The 2-storey extension has a depth of 2.77 metres with a gable end roof set down 681mm off the original. The dormer will sit behind this roof when viewed from the east and the ground floor extension will sit to the west of the 2-storey element, projecting along the adjoining boundary with No.4, for 4.932 metres.

Concerns have been raised by all three occupiers who share a boundary with the site. No.4, the adjoining half of the semi is concerned that both the single and 2-storey storey elements will give rise to overshadowing and overlooking her property to the west.

Responding to this concern, the applicant provided a Shadow Study which demonstrates the sun's movement across the year and at three times of the day. The occupier is most concerned about the loss of morning light. As the extensions will be no higher than the highest part of the



roof and projects less than 3 metres off the rear elevation at first floor, any additional shading will fall over the rear garden rather than over north-facing rear windows, the nearest being a rear lounge that is 5 metres away from the boundary.

Shading towards the end of the day, over the rears of Nos.67 and 69 Grange Road to the east, will be confined towards the later part of the afternoon and evening and impact on rear gardens rather than the dwellings themselves.

As the Shadow Study demonstrates, No.67 already faces the gable end of the site and so is shaded by this property from late afternoon, whilst the impacts on No.69, will give rise to a small percentage of shading over the southern aspect of the garden, shared with the boundary of

No.67 at the height of summer. Both of these gardens have a good southerly aspect and so get the benefit of full sun from midday to early afternoon (No.67) or early evening (No.69).

Number 67 still has an area of south-facing garden to the side, whilst the vast majority of the garden at No.69 is unaffected by the proposal.



Summer Solstice 4pm

The Shadow Study suggests that a small degree of shading of ground floor windows may occur from the mid-evening onwards, however this is not to such an extent to warrant a refusal of the application.

In turning to the overbearing impacts, the 2-storey extension has been kept to a minimum length of 2.77 metres and width of 3.66 metres. It would be sited approximately mid-way between the rear boundaries of Nos.67 and 69 Grange Road, from where objections have been received.

In turning to the impacts on the adjoining occupier first who also objects to this element of the proposal, the overbearing impact is considered to be minimal given the gap to the boundary.

Given the siting of the extension, both occupiers at Nos.67 and 69 would each see an additional 1.385 metres of built form off-set by 1.33 metres from their boundaries, or just under 10 metres from the rear elevations of their dwellings.

No.67 would be impacted to a greater extent, but the development in this case is justified on the basis that the extension is relatively small and that this property has a pre-existing relationship with the gable wall of the site as this is how the estate was originally laid out, with only a very small section of the rear boundary (1.385 metres in length) not having this relationship.

No.69 has a much longer boundary where there is no original relationship with the site. It can be justified in this case given the relatively small section of built form that will sit on the ear boundary of this property.

Concerns have also been raised that the extensions will give rise to a loss of privacy. The only new windows are on the eastern side elevation. These comprise an obscurely glazed horizontal kitchen/dining room window which replaces the originally proposed large transparent window, and a first floor obscurely glazed bathroom window. Both are required to be obscurely glazed and remain so in perpetuity which should overcome the objector's concern that the bathroom window could be changed in future should the bathroom become a bedroom for example.

The extensions are assessed as having an acceptable impact on residential amenity in accordance with saved UDP policy DC1.

Visual Amenity

The extensions are designed to respond to the aesthetic of the original dwelling. They are proportionate in height, scale and mass and sited to make use of infilled spaces due to the irregular rear footprint.

The elevations are simple, vertically proportioned in matching brick at ground floor and across the rear and render to the upper floor of the side elevation. Matching roof tiles are also proposed. The materials and their application will carry through the relationship of brick to render on the front elevation and is a reversal of the materials on the existing side elevation which has led one resident to query whether the amended drawings are correct. This was confirmed by the agent during negotiations.

The extended elevation will only be partially visible on passing the side elevation of No.67, but, as this relationship of materials exists on the front elevation, there are no concerns that this material will appear out of character.

The application of render to the upper storey of the side elevation is likely intentional to enable more light to reflect off the elevation than be absorbed by the brick material. This will be especially noticeable in the morning until midday. It will give the extended dwelling a fresh and modern appearance that responds appropriately to the original materials.

The render will be punctuated by the new window frames which will contrast in dark grey, with the original timber frames across the property painted to match, whereas the dormer fascia and cheeks will be clad in a dark grey zinc material. This will bring together the overall appearance of the property. It is noted that the change in window frame colour or material is already open to alteration under current Permitted Development regulations. As the materials are matching, a condition to this effect is appended at the end of this report.

Similarly, concern has been raised that the 2-storey extension is out of character, with only dormers and single storey extensions being characteristic of development in Glencross Avenue. Whilst this is the first two-storey rear extension on this row of houses, 2-storey extensions are found at both properties at the head of the cul-de-sac.

The constraints of the Glencross Avenue development, where plots become shallower moving away from the site to the west, means that rear extensions are not likely pursued towards this end without significant loss of amenity space, compared to the eastern end where the rear garden plots are twice as deep (eg.13 metres at No.2 and 6 metres at No.10).

Notwithstanding this, saved UDP policy DC1 makes provision for people to extend their homes. As noted above in the comment regarding materials, the impact of the rear extension will not be

obvious in the street scene, being only partially glimpsed on passing the south elevation of No.67 so there will not be any significant loss of character. Furthermore, although residents on Grange Road have cited this as a point of concern, the loss would amount to the view from neighbours' windows and gardens for which no provision is made in saved policy DC1.

On balance, the extensions are considered to have an acceptable impact on the visual amenities of the area in accordance with saved UDP policy DC1.

Bin storage

Bins can continue to be stored on the eastern elevation which is unaffected by the proposal.

Parking

Parking is on street and unaffected by the proposal.

Gas membrane

The property lies within 250 metres of an historic landfill site and so the extensions are required to be secured against future gas ingress at foundation level by a gas membrane. Details of the type of membrane and its installation are required to be submitted via a condition at the end of this report, prior to commencement of development. The agent has accepted this condition.

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 received objections on both notifications which have been taken into consideration in the assessment of the proposal.

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 received as specified:

Application Form 13 May 2021

Drawing - Site Plan 23 Dec 2020 20-0010-00-000

Drawing - Site Plan 23 Dec 2020 20-0010-20-001

Drawing - Existing Floor Plans 23 Dec 2020 20-0010-00-001

Drawing - Existing Elevations 23 Dec 2020 20-0010-00-002

Drawing - Proposed Elevations 9 June 2021 20-0010 Rev P3

Drawing - Proposed Floor Plans 9 June 2021 20-0010 Rev P2

Proposed Shadow Study prepared by Guy Taylor Associates 9 June 2021 20-0010 Rev P1

Photos - 18 Jan 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form and approved drawings.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The first-floor bathroom window on the east elevation and the ground floor kitchen/dining room window on the east side, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

5) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

3 Glencross Avenue, Manchester, M21 9NF
65 Grange Road, Manchester, M21 9NX
1 Glencross Avenue, Manchester, M21 9NF
67 Grange Road, Manchester, M21 9NX
4 Glencross Avenue, Manchester, M21 9NF
69 Grange Road, Manchester, M21 9NX

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