

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143864/FH/2025

Date registered valid: 1 October 2025

Proposal: Retention of a part single, part two storey rear extension and associated elevational alterations to create additional living accommodation with first floor rear dormer/extension, roof lights, alterations to chimneys.

Address: 1 Glencross Avenue, Manchester, M21 9NF

Ward(s): Chorlton Ward

Applicant: Mr Eduardo Fe Rodriguez

Agent (if any): Mrs Amy Axon, Guy Taylor Associates

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 October 2025

Standard consultations:

Printed: 7 October 2025 Expired: 28 October 2025

Neighbour notifications

Printed: 7 October 2025 Expired: 28 October 2025

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/area

The application site is an Edwardian semi-detached dwelling situated on the southern 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.

The site is within a residential area comprising a similar housing typology and 325 metres northwest 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.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the retention of a part single, part two storey rear extension and associated elevational alterations to create additional living accommodation with first floor rear dormer/extension, roof lights, alterations to chimneys.

This application is a resubmission of the planning application ref: 134573/FH/2022, however this application seeks to regularise retrospective development on site not built in accordance with approved plans, including amendment to the scale of the rear dormer extension.



Figures 1 & 2: (Left) Proposed elevations now under consideration, showing wider rear dormer extension. (Right) Proposed elevations approved under 134573/FH/2022.

Consultations & Notification Responses

Local responses

2 letter(s) of representation were received from local residents raising the following concerns:

- Clarity was sought on the retrospective nature of works and the correct application type.
– *This application seeks to regularise retrospective development on site, by way of a new planning permission.*
- Swift nest bricks should be incorporated into the proposal – *This will be recommended by informative.*

Consultee responses

Flood Risk Management – No objections.

Relevant Planning History

At the application site –

134573/FH/2022 – Erection of a two storey rear extension and associated elevational alterations to create additional living accommodation. Approved 13.09.2022. (*Part implemented*)

133288/FH/2022 – Erection of a two storey rear extension and associated elevational alterations to create additional living accommodation. Approved 06.07.2022.

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

Draft National Planning Policy Framework (December 2025)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not

yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential extensions) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space

National Planning Policy Framework (December 2024)

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a part single, part two storey rear extension, first floor rear dormer/extension and associated elevational alterations to provide additional living accommodation for a residential 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, and parking.

Residential and visual amenity:

The applicant is seeking to extend at the rear of the property with a part single, part two storey rear extension, first floor rear dormer/extension and associated elevational alterations to create

additional living accommodation in the form an enlarged kitchen/dining area, two additional bedrooms and a downstairs w.c.

The principle of the part single, part two storey rear extension and associated elevational alterations were deemed acceptable under planning permission ref: 134573/FH/2022.

During the initial construction phase of the development, unauthorised variation to the first-floor rear dormer/extension was made. The applicant was advised by the LPA to submit an all-encompassing full planning application that takes account of all the variations to the previously approved planning permission. As such the current application seeks to regularise the first-floor rear dormer/extension as built on site.

The revised first-floor rear dormer/extension measures approx.3.95m in width and accommodates a flat roof. The rear dormer has been re-positioned within the confines of the applicant's ownership, adjacent to the party wall. This element is faced in matching brickwork and features a single window to the rear elevation only, which is the same as previously approved.

The proposed scale, design and siting of this revised dormer extension would not cause undue harm to the residential amenity of neighbouring occupiers in the terms of overbearing and overlooking, therefore is considered acceptable in this instance.

With regards to overshadowing impact, given the siting of the revised rear dormer in close proximity to the adjoining property no. 3 and its first floor rear window, it is acknowledged that the current relationship between the two buildings may result in some additional overshadowing of this window during part of the year (morning-midday). However, it is not considered that the overshadowing would cause a level of harm detrimental to residential amenity significant to warrant refusal of the proposal.

The proposed rear dormer would be lower than the ridge height of the dwellinghouse and there would be limited views of it from Glencross Avenue and Grange Road. The proposed height and width together with the projection would not result in a bulky extension that fails to be subservient. The design together with the choice of materials is considered to be in keeping with the character of the property and of the area.

The revised proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would not reduce the existing parking provision within the under-croft carpark, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

Conclusion:

Given the above issues, it is considered that the development 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 policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 and JP-P2 of the Places for Everyone joint development plan document and chapter 12 of the NPPF.

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 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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

- 'Proposed Elevations', numbered '21-0034-20-101 P05', stamped as received by the City Council as Local Planning Authority on the 01/09/2025.
- 'Proposed Floor Plans', numbered '21-0034-20-002 P05', stamped as received by the City Council as Local Planning Authority on the 01/09/2025.

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

2) Before first occupation the first floor windows, on the side elevation as shown on drawing 21-00340-20-101 Rev P05 received by the City Council as Local Planning Authority, on the 1 September 2025, 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.

Informative:

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

7 Rippenden Avenue, Manchester, M21 9SS

Annexe, 63 Grange Road, Manchester, M21 9NX

63 Grange Road, Manchester, M21 9NX

2 Glencross Avenue, Manchester, M21 9NF

3 Glencross Avenue, Manchester, M21 9NF

65 Grange Road, Manchester, M21 9NX

61 Grange Road, Manchester, M21 9NX

59 Grange Road, Manchester, M21 9NX

4 Glencross Avenue, Manchester, M21 9NF

9 Rippenden Avenue, Manchester, M21 9SS

Appendix 2 – Planning constraints

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA