

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132885/FH/2022

Date registered valid: 9 February 2022

Proposal: Part retrospective application for elevational alterations including cladding and render to elevations

Address: 22 Newcliffe Road, Manchester, M9 6LB

Ward(s): Charlestown Ward

Applicant: Mr Arkadiusz Pawelec 22 Newcliffe Road, Manchester, M9 6LB

Agent (if any): Mr Gabriel Nketia Novus Haus 410 Ashton Old Road, Manchester, M11 2DT

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13.04.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09.03.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 March 2022 Expired: 13 April 2022

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a two storey semi-detached house with both front and rear gardens. The property features a front extension with a bay window and a masonry rendered wall and gate. The ground floor is currently rendered in grey stone cladding across 3 external elevations with a gable roof and clay riling to the roof.

The surrounding area is residential in nature comprising of semi-detached two storey dwelling houses, many of which have been extended or altered over time.

Description of development

The applicant is seeking part retrospective consent for elevational alterations to the lower floor and elevational alterations to the upper floor of three elevations of dwellinghouse comprising insulation with rendered finish.

Consultations & Notification Responses

Local residents were notified, and one objection was received. The concerns raised are as follows, the construction of the application will lead to more dust, rubbish, and noise. They also state that the applicant illegally dumps waste onto their property.

Comments on Objection- The increased noise, dust and rubbish is not considered to be significant as this is only a minor residential alteration to a dwelling and would only be present during the construction phase of the proposal. Additionally, to the illegal dumping this is outside the jurisdiction of the planning permission and is a civic legal matter.

Policy

National Planning Policy Framework (NPPF) - The NPPF 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.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

130. 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.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development 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 **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

Issues

Principle of Development

The submitted application is for part retrospective elevational alterations to the lower floor and elevational alterations to the upper floor of three elevations of dwellinghouse comprising insulation with rendered finish. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house and the application will not alter the footprint of the dwelling it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential Amenity

It is not considered that the existing rendering along the ground floor and the proposed render of the first floor would give rise to any significant residential amenity currently experienced by neighbouring occupiers.

Visual Amenity

The existing rendered ground floor elevations was intended to make the dwelling more contemporary in appearance. The existing dwelling, whilst attractive does not have any particular architectural features that warrant protection apart from the bay window feature along the front elevation which has been retained.

The applicant has chosen a contemporary design and materials along the first floor which complement the rendered material along the ground floor, in addition this provides the applicant with an opportunity to improve both the thermal and energy performances of the dwelling house. The proposal would again have a positive impact upon the street scene and would contribute to vitality of the street. This approach is encouraged by the Council's Residential Quality Guidance (RQDG) documents as well as SP1 and DM1, where the RQGD states that:

“New development should investigate and reference its historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place” (page 43), whilst SP1 guides that development *“makes a positive contribution to the health, safety and wellbeing of residents.”* (page 32). It is considered therefore that the retrospective and proposed elevational changes are in-keeping with the immediate streetscape to provide a modern, contemporary finish to the exterior of the property and would not give rise to any significant visual amenity concerns.

Design and Appearance

As previously stated above the choice of materials would not match the existing materials with the ground floor rendered in a grey stone cladding with the first floor a smooth white rendered appearance. A condition to that effect would be attached to any consent granted. Although render is different to the current existing property along the first floor, surrounding properties have utilised rendering for external elevations including 19 and 21 Newcliffe Road and 75 White Moss Road. Therefore, there is precedent of this form of rendering in the immediate area and the design is therefore considered acceptable.

The proposal has been designed that it would not adversely affect the appearance of the existing dwelling. Therefore, the proposal would be pursuant with DM1 and SP1 of Manchester’s Core Strategy and Paragraphs 126 and 130 of the NPPF.

Conclusion

Overall, the proposed application does not create any significant impacts in terms of visual or residential amenity. It is not considered that the proposal would significantly affect the existing levels of residential and visual amenity the neighbours current enjoy, nor cause further harm to the visual amenity of an area which has already seen similar rendered properties. The design and appearance will not adversely harm the appearance of the existing dwelling or the surrounding neighbouring properties. The proposal broadly accords with the policies contained within the Core Strategy and the NPPF.

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

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

- 1) The development be begun not later than the expiration of three years beginning with the date of 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 documents and drawings:

NH-MN-220128-PL-001P2 Stamped as received by the City Council, as the Local Planning Authority on 23 March 2022

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 be carried out in accordance with the following documents and drawings:

NH-MN-220128-PL-001P2 Stamped as received by the City Council, as the Local Planning Authority on 23 March 2022

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

20 Newcliffe Road, Manchester, M9 6LB
27 Newcliffe Road, Manchester, M9 6LY
7 Fulwood Avenue, Manchester, M9 6JX
5 Fulwood Avenue, Manchester, M9 6JX
31 Newcliffe Road, Manchester, M9 6LY
26 Newcliffe Road, Manchester, M9 6LB
24 Newcliffe Road, Manchester, M9 6LB
20 Newcliffe Road, Manchester, M9 6LB
18 Newcliffe Road, Manchester, M9 6LB
29 Newcliffe Road, Manchester, M9 6LY
25 Newcliffe Road, Manchester, M9 6LY

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1