

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132947/FO/2022

Date registered valid: 28 February 2022

Proposal: Replacement of existing render with new external wall insulation with silicone render finish to all external walls, together with the extension of existing eaves to project over new external wall insulation thickness.

Address: 23 Cleveland Road, Manchester, M8 4GS

Ward(s): Crumpsall Ward

Applicant: Mr Colin Leddie Great Places Housng Group 2a Derwent Avenue , Manchester, M21 7QP

Agent (if any): Mr Jamie Mullin Rider Levett Bucknall UK 8 Princes Parade, Liverpool, L3 1DL

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 1 March 2022 Expired: 22 March 2022

Neighbour notifications

Printed: 1 March 2022 Expired: 22 March 2022

Site notice

Posted: Expired:

Press advert

Published: 8 March 2022 Expired: 29 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Green Conservation Area 2004

Tree Preservation Order:

23 Cleveland Road is a bay fronted, semi-detached property situated within a row of similar properties. The property lies within a predominantly residential area of Crumpsall and within the Crumpsall Green Conservation Area and the property is located opposite St Matthews Church which is a designated Grade II Listed building.

23 Cleveland Road is located within the Crumpsall area of Manchester, approximately 3 miles to the North of Manchester City Centre. The surrounding area is predominantly residential with Cleveland Road consisting of a mixture of single occupier dwellings, residential flats, and Houses of Multiple Occupancy (HMO) properties.

23 Cleveland Road was originally constructed as a three storey (plus basement) semi-detached property, constructed circa. 1890. The building was converted into three self-contained flats a number of years ago.

The proposed work involves the application of 100mm thick external wall insulation finished with a smooth silicone render finish to all elevations. All existing eaves projections will be adjusted to provide adequate protection to the new external insulation system to provide robust detailing.

Consultations & Notification Responses

The proposal was advertised in the local press and a site notice was erected as the proposal was located within the Crumpsall Green conservation area and affecting a listed building.

The occupiers of the surrounding properties were consulted and no representations were received.

The Highways Team were consulted and raised no objection to the proposal.

Issues

Policy

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- O DC18 for Conservation Areas
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 3 Heritage
- o Policy EN 8 Adaptation to Climate Change
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of works -removing the damaged pebble dash from the exterior walls of the building and applying to the surface of the building render increasing the thermal properties of the building, is considered acceptable in principle. It allows for ease of maintenance and provides thermal insulation for the applicant, whilst, retaining the character of the property when viewed within the street scene.

Visual impact/residential amenity - The application property sits within the row of three properties that have been rendered, to introduce render to no 23 would not have a detrimental impact upon the character of the property. These changes proposed within this application are merely to improve the visual appearance of the poor quality pebble dashed reminder that is currently applied to the building. The neighbouring building has been rendered and collectively these buildings would not be seen out of context within the street scene. It is therefore considered that the proposal would not result in a detrimental impact upon either the visual or residential amenity of the neighbouring properties, nor upon the character of the area within which it is located.

Impact on the Grade II Listed Building and the Conservation Area.

The proposed work involves the application of 100mm thick external wall insulation finished with a smooth silicone render finish to all elevations. All existing eaves projections will be adjusted to provide adequate protection to the new external insulation system to provide robust detailing.

23 Cleveland Road overlooks the rear elevation of the chancel of the church and is located away from the principal architectural features of the property such as the tower and entrance porch which is located towards the junction between Cleveland Road and Delaunays Road.

The properties along Cleveland Road adjacent to the church of St Matthew with St Mary consist largely of HMO/ self-contained flats of varying condition. The exterior to most of the properties along Cleveland Road, adjacent to the listed building, have largely been altered by the application of external render systems which in most locations is in poor condition and does not contribute to the general aesthetics of the location.

The external render system to 23 Cleveland Road is in poor condition, and the application of a new external wall insulation system will greatly benefit the property in terms of thermal performance and general aesthetics of the streetscape.

Rendering of buildings in this location has over time become part of the character of the area, as a result the proposal is not considered to detract from within the Crumpsall Green conservation area. It is considered that the proposed application of 100mm thick external wall insulation and silicone render finish will have no negative impact on the setting of the listed building. The proposed works will enhance the streetscape aesthetics, which is currently considered poor, with the installation of the smooth render finish.

The front elevation of the building has architectural detailing including brick detailing. A preference would be to retain the feature. Unfortunately, accommodate keeping the architectural brickwork detail exposed below the ground and first floor windows as this would create a cold-spot which would ultimately result in black mould growth and condensation damage to the wall linings internally, as the EWI needs to be installed to all external walls to ensure improved thermal performance to the entire property. Therefore, the loss of the brick detailing is outweighed by the requirement to improve thermal performance of the building.

Sustainability

Removing the poor-quality pebble-dash render finish and applying the wetherby render system will improve the thermal performance of the building. This approach will benefit the occupier by reducing heat loss through the external envelope, extending the properties life-span and improving the general external aesthetics of the building. In addition, the reduction in energy use will also help tackle climate change and will contribute to CO2 reduction consistent with Policy EN 8 Adaptation to Climate Change, which states , ‘ All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings’,

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 in order to guide the Application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Planning 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:

02, the Location Plan and the Design and Access Statement, stamped as received on the 2 February 2022 and the Wetherby Technical Specification External Wall, Wetherby Insulation Technical Data, The Wetherby Thin Coat System and the Heritage Statement, stamped as received on the 28 February 2022 and the email from Rider Levett Bucknall UK dated 20 April 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

10 Tansley Road, Manchester, M8 4QD
9 Saxon Avenue, Manchester, M8 4QH
7 Saxon Avenue, Manchester, M8 4QH
5 Saxon Avenue, Manchester, M8 4QH
25 Cleveland Road, Manchester, M8 4GS
21 Cleveland Road, Manchester, M8 4GS
ST. MATTHEWS CHURCH HALL, Cleveland Road, Manchester, M8 4GS
27 Cleveland Road, Manchester, M8 4GS
Flat 2, 23 Cleveland Road, Manchester, M8 4GS
Flat 3, 27 Cleveland Road, Manchester, M8 4GS
Flat 1, 27 Cleveland Road, Manchester, M8 4GS
11 Saxon Avenue, Manchester, M8 4QH
Flat 3, 23 Cleveland Road, Manchester, M8 4GS
Flat 1, 23 Cleveland Road, Manchester, M8 4GS
29 Cleveland Road, Manchester, M8 4GS
Flat 2, 27 Cleveland Road, Manchester, M8 4GS

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
Conservation Area - Crumpsall Green Conservation Area 2004
Area Team Boundary - Name: NORTH1