MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129543/FH/2021
Date registered valid:	16 April 2021
Proposal:	Installation of external wall insulation to the back wall of the house and associated elevational alterations
Address:	45 Crossland Road, Manchester, M21 9DU
Ward(s):	Chorlton Ward
Applicant:	Rachael Baker 45 Crossland Road, Manchester, M21 9DU
Agent (if any):	
Case officer:	Dave Morris Tel: 0161 600 7924 Email: dave.morris@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**07.06.2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26.04.2021

Standard consultations:
Printed: 21 April 2021 Expired: 12 May 2021

Neighbour notifications
Printed: 21 April 2021 Expired: 12 May 2021

Site notice
Posted: 26.04.2021Expired: 17 May 2021

Press advert
Published: 27 April 2021 Expired: 18 May 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a small two storey mid terraced dwelling. There is a small front garden and a porch has been added to the front door. At the rear is a single storey flat roofed extension projecting the full depth of the yard. There is a small yard alongside the extension. The front and rear elevations and the extension have been finished in white render.

Listed building: Not applicable

Conservation area: Chorlton Green (Extension) Conservation Area 2007

Tree Preservation Order: Not applicable

Description of area

This is a residential terrace that backs onto a commercial parade on Beech Road forming part of the Beech Road local centre. Many of the properties to the rear have been extended. Also there are other properties within the same terrace as the application site that have been rendered.

Description of development

Consent is sought to external insulated the rear elevation of the main building and the yard elevation of the extension to improve the thermal efficiency of the building. On the rear elevation the insulation would be 175 mm thick. On the side of the extension, which is more modern and therefore more thermally efficient the thickness will be 100mm. The insulation will be finished in a render that matches the existing used on the property. In addition it is proposed to replace the existing uPVC windows with timber the existing rear door in the side of the extension will be reduced to a small window and a new door installed in the rear face of the main body of the building.

The applicant advises that the original render was applied to cover up alterations previously made to the elevations.

Consultations & Notification Responses

Local residents.

One letter has been received objecting to the proposed development. The issues raised are summarised below.

-The addition of render to the external rear wall to any degree would affect the character of the neighbouring properties and the Conservation Area.
-The terraced houses on Crossland Road are all uniform and only differ in elevations relating to height due to the gradient of the street.
-Aesthetically, the street is picturesque and whilst each property has individual characteristics - render, windows, small rear extensions etc the extension of the external wall to 175mm beyond the building line will affect this.
-The property at 45 Crossland Road will gain the appearance of being more modern or at least give the illusion of being larger than the surrounding ones and would be out of place.
-The works will impact on residents
-They do not object to other parts of the application such as the changing of windows and doors, only the elevations.

Policy

Core Strategy

The relevant Core Strategy policies are DM1, EN3 and EN4

Policy DC1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Policy EN4 seeks to reduce the carbon footprint of developments.

Unitary Development Plan

The relevant saved UDP policy is DC18 which seeks to protect the City's Conservation areas from inappropriate development.

Issues

Principle

The proposed development will improve the thermal qualities of this small mid terraced cottage and as such accords with the broad thrust of the Council's policies aimed at reducing carbon emissions.

Design
This property has already been modified and the external walls to the front and rear are finished in render. The proposed works will only impact on the rear elevation of the property. The

proposed render would project 175 mm beyond the rear face of the property and the existing guttering would be concealed behind it. On the side of the extension the projection would only be 100 mm. An existing window in the rear elevation would be enlarged to become a door, works which are ordinarily permitted development. Similarly a door in the side of the extension would be replaced with a small window, The existing door as a window of similar size. Other than the projection of the proposed rear elevation would remain largely as it is now. On balance the design is considered acceptable.

Impact on the character of the conservation area

Whilst the front elevation of the terrace retains some of its charm despite the addition of render and porches to some properties as well as other alterations to the fronts of the properties, however, the same cannot be said of the rear elevation where many of the properties have had a range of extensions and alteration carried out that detract from the character of the rear elevation. This is further exacerbated by the alterations carried out at the rear of the commercial units on Beech Road. On balance it is considered that the property is sufficiently far from the main public areas that the proposed alterations would not significantly impact on the Conservation Areas character. In that the building is already rendered and it is not the only example of such treatment it is considered that the impact would be neutral.

Residential amenity.

The only impact of the proposed works on residential amenity would be in a visual sense. However, in this instance views of the property are limited and are most likely from living accommodation above the commercial properties to the rear. On balance it is considered that the proposed development will not significantly harm residential amenity.

Conclusion.
The proposed development will contribute to improving the thermal efficiency of the property and reducing its carbon footprint. As the works are to the rear only their impact on the character of the consideration are not considered to be significant.

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 polices 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:
050-006 revision a received 10 May 2021
Heritage Statement received 10 May 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) Before the external render hereby approved is applied samples of the colour, texture together with the final finishes including return details shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

101A Beech Road, Manchester, M21 9EQ
43 Crossland Road, Manchester, M21 9DU
The Lead Station, 99 Beech Road, Manchester, M21 9EQ
101 Beech Road, Manchester, M21 9EQ
47 Crossland Road, Manchester, M21 9DU
97 Beech Road, Manchester, M21 9EQ

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
Conservation Area - Chorlton Green (Extension) Conservation Area 2007
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH