

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130012/FO/2021
Date registered valid: 12 April 2021
Proposal: Replacement of existing pebbledash
Address: 36 Meadow Bank, Manchester, M21 8EE
Ward(s): Chorlton Ward

Applicant: Mr Jens Hettel, 36 Meadow Bank, Manchester, M218EE, United Kingdom

Agent (if any):

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 May 2021



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 27 May 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 April 2021 Expired: 7 May 2021

Site notice: Posted: 26 April 2021 Expired: 17 May 2021

Press advert: Published: 20 April 2021 Expired: 11 May 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a 2-storey semi-detached Arts and Crafts style dwelling situated on the western side of Meadow Bank in the Chorltonville conservation area.

The gable-fronted property is of rough pebbledash render and red brick plinth construction. The render is in its original olive-grey finish. There is a brick diamond motif on the front gable above the bay window.

The site is open to the street with a detached garage in the rear garden finished in the same render with timber doors.

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: None

Description of area

The site lies within a planned 'garden village' opened in 1915 comprising 260 Arts and Crafts style houses of 15 house types arranged along narrow roads with treed and grass verges either side. The dwellings were originally intended for rent by residents in Hulme and with restrictive covenants on alterations and commercial uses. As the quality of build exceeded local by-laws in place at the time, the houses were increasingly occupied by professionals.

The estate is still residential in nature comprising mostly semi-detached or short terraces of houses finished in a palette of original olive-grey rough pebbledash, new rough pebbledash painted white, and smooth silicone render on either red or reddish-brown brick plinths. Elevations are relatively simple with various timber or brick gable details, canted bay windows, expressed joists at eaves or expressed brick quoins.

It is located 1Km south of Chorlton District Centre and just north of Hardy Farm and the River Mersey.

Description of development

Replacement of existing pebbledash.

The application is accompanied by a Design and Access Statement which sets out the details of the current state of the building and the proposed replacement.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

Saved UDP policy DC18.1

Core Strategy policies DM1 and EN3

Principle

The application is for replacement render to the whole exterior of a residential property and outbuilding in a conservation area.

The impact of the proposal on the application property and the wider street scene are material to the application. The proposal is acceptable in principle subject to satisfactory compliance with the above policies of the development plan.

Visual amenity

The original material is a lime-cement base with red and white 3-8mm aggregate dash pebbles. It is now over 100 years old and is cracked or missing in places and has been patch-repaired by the previous owners with mis-matched materials. It has also weathered poorly giving the elevations a highly discoloured and uneven appearance.



The proposals will remove the original lime-cement pebbledash all over the house and garage and replace it like-for-like with a similar lime-cement-sand mix base with a white Alumasc top-coat with white same size aggregates.

The materials are an authentic but modern equivalent of the original which will also improve the thermal efficiency of the property.

The brick diamond gable motif will be removed and restored and then replaced once the new render has been applied.

Visually, the white colour will give the dwelling more prominence in the street scene and a fresh and clean appearance.

Impact on the conservation area

Conservation area principles emphasise the preservation and enhancement of heritage assets. Although the original render material is being removed and is still seen on several houses within the conservation area, most houses have replaced this material with a modern-day equivalent and given a white or off-white finish. In this respect, the character of the conservation area has changed significantly from the original but the Council's conservation area guidance for Chorltonville notes that 'areas of render may be painted in neutral colours, preferably white'. In this regard, the proposal will appear congruent with the majority of dwellings in the conservation area, will have a positive impact on the appearance of the dwelling and thus the wider conservation area, and is consistent with current conservation guidance for improving and enhancing the city's heritage assets.

There are also examples of houses which have added a smooth silicone render finish which has resulted in the loss of some textural quality and gives the early C20 houses a more modern appearance. The treatment in this application takes an authentic approach using a lime-cement-sand base and similar sized aggregates which will maintain the texture and contrast of the elevations with the brick plinth which is indicative of the original materials. All other historic features will be retained. The materials as specified in the Design and Access Statement and on the application form are required to be implemented via conditions 2 and 3 appended below.

On this basis, the proposal will contribute towards the preservation and enhancement of the dwelling and its appearance within the wider conservation area, in accordance with saved UDP policy DC18.1 and Core Strategy policies DM1 and EN3.

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 no comments on public notification and has been determined in a timely manner.

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 details as set out in the Location Plan, Design and Access Statement, Site Plan and Householder Application Form as received on the 12 April 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved policy DC18.1 of the Unitary Development Plan and to policies DM1 and EN3 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the building shall be implemented in accordance with the specification as set out in the Design and Access Statement and Householder Application Form as received on the 12 April 2021.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity in accordance with saved policy DC18.1 of the Unitary Development Plan and to policies DM1 and EN3 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

6 The Willows, Manchester, M21 8FQ
34 Meadow Bank, Manchester, M21 8EE
7 The Willows, Manchester, M21 8FQ
38 Meadow Bank, Manchester, M21 8EE
33 Meadow Bank, Manchester, M21 8EF
31 Meadow Bank, Manchester, M21 8EF
29 Meadow Bank, Manchester, M21 8EF

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 - Chorltonville Conservation Area 1992
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH