MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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|---|---|
| **Application no.** | 140073/FH/2024 |
| **Date registered valid:** | 15 October 2024 |
| **Proposal:** | Retention of external wall insulation to the front and rear |
| **Address:** | 33 Booth Avenue, Manchester, M14 6RB |
| **Ward(s):** | Withington Ward |
| **Applicant:** | Mrs Jamie Louise Riley, Eon Core |
| **Agent (if any):** | Mrs Jamie-Louise Riley, EON |
| **Case officer:** | Holly Wright<br>Tel: 0161 219 6381<br>Email: holly.wright@manchester.gov.uk |
| **Recommendation:** | Refuse |
| **Date of recommendation:** | **3 December 2024** |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 1 November 2024

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 22 October 2024 Expired: 12 November 2024

**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

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

Prior to works associated with this application taking place, the property consisted of a two-storey mid-terraced C3 Edwardian dwellinghouse of beige/yellow-painted brick with a red concrete tile dual pitch roof. It featured white uPVC windows, including a ground floor hexagonal bay and modest dormer window to the front, decorative brickwork banding below the eaves, black-painted stone window/door cills and headers, a modest front garden bordered by a low-level redbrick wall capped by timber fencing with original stone gateposts, and a modest rear yard.




**Aerial view of application property**




**Front view of application property prior to works taking place**



**Front view of application property currently**



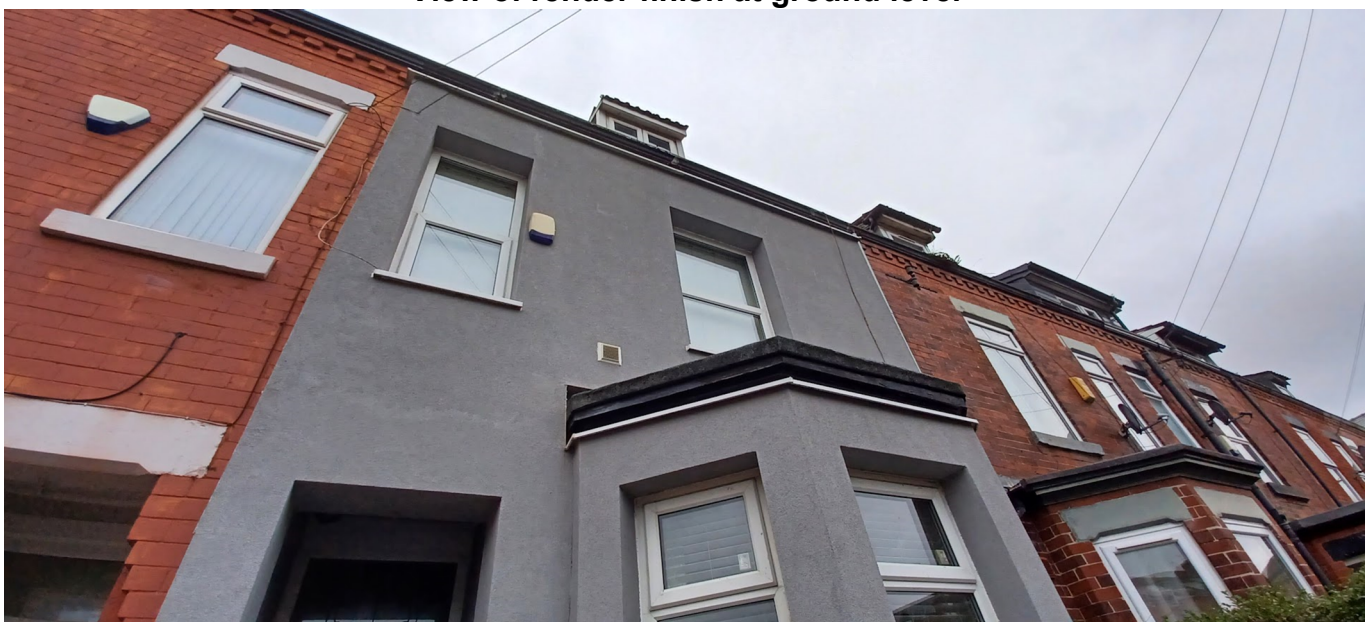
**Front view of application property currently**



**Front view of application property currently**



**View of render finish at ground level**



**View of render finish at upper level**



**Thickness of render as viewed from Booth Avenue**



**Thickness and finish of render**



**Rear view of application property with ground level visible**



**Rear view of application property with eaves finish visible**



**Surrounding redbrick residential properties (rear alleyway of Booth Avenue)**



**Surrounding redbrick residential properties (rear alleyway of Booth Avenue)**



**Surrounding redbrick residential properties (rear alleyway of Booth Avenue)**



**Surrounding redbrick residential properties (rear alleyway of Booth Avenue)**



**View of application property within the street scene**




**View of application property within the street scene**



**Redbrick residential properties along Booth Avenue**



**Redbrick residential properties along Booth Avenue**



**Redbrick residential properties along Booth Avenue**



**Redbrick residential properties along Egerton Road**



**Redbrick residential properties along Egerton Road**

## Description of area

Booth Avenue is a residential street situated within the Withington ward of Manchester, close to Withington Bowling Club, Mauldeth Road, and Ladybarn Park. The area is predominantly residential in terms of its character, consisting of redbrick semi-detached and terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

## Description of development

The applicant has submitted a retrospective application for the retention of external wall insulation to the front and rear.

The application form indicates that works started on the 16 September 2021 and finished on the 17 September 2021.

The application form also indicates that, prior to works taking place, the property featured external wall insulation with a cream-coloured finish. This is an inaccurate description of the property's previous appearance as the site photographs submitted under this application show a cream-painted brick finish.

## Planning history

No previous history.

## Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

## Policies

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

**Unitary Development Plan (UDP) –** The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

**The Manchester Core Strategy –** Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

**The National Planning Policy Framework (NPPF, 2021)**
- Chapter 12 – Achieving Well-Designed Places

**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.

- Policy JP-P1: Sustainable Places



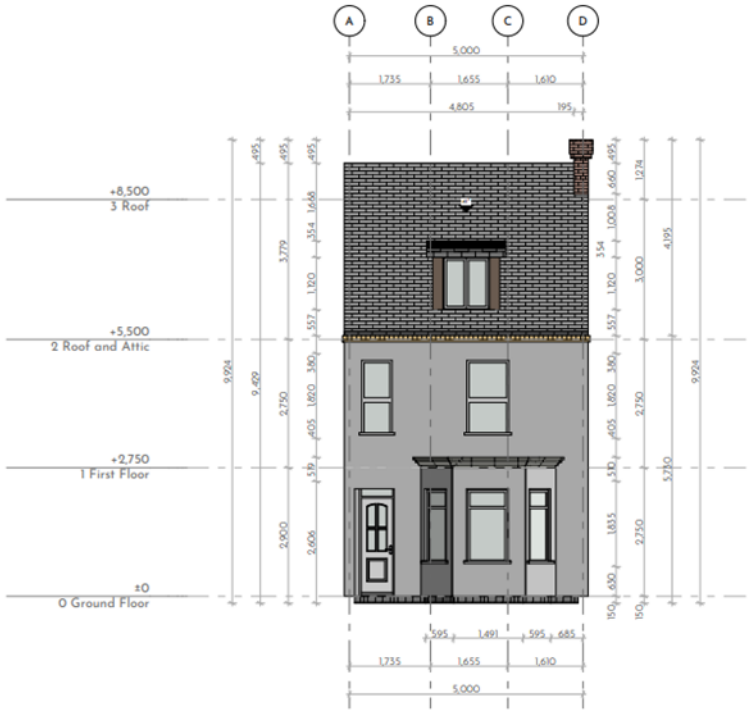

**Submitted proposed 3D views**



| No. | Description | Date |
|---|---|---|
| | | |

| | |
|---|---|
| Project | 33 Booth Avenue<br>Greater Manchester, Manchester, UK |
| Postal code | M14 6RB |
| Sheet | Proposed 3d - Rear |
| Client | E.ON |
| Date | 15/09/2024 |
| Drawing Number | A.04 |
| Scale (@ A2) | 1:100 |
| Project Number | |
| Revisions | |

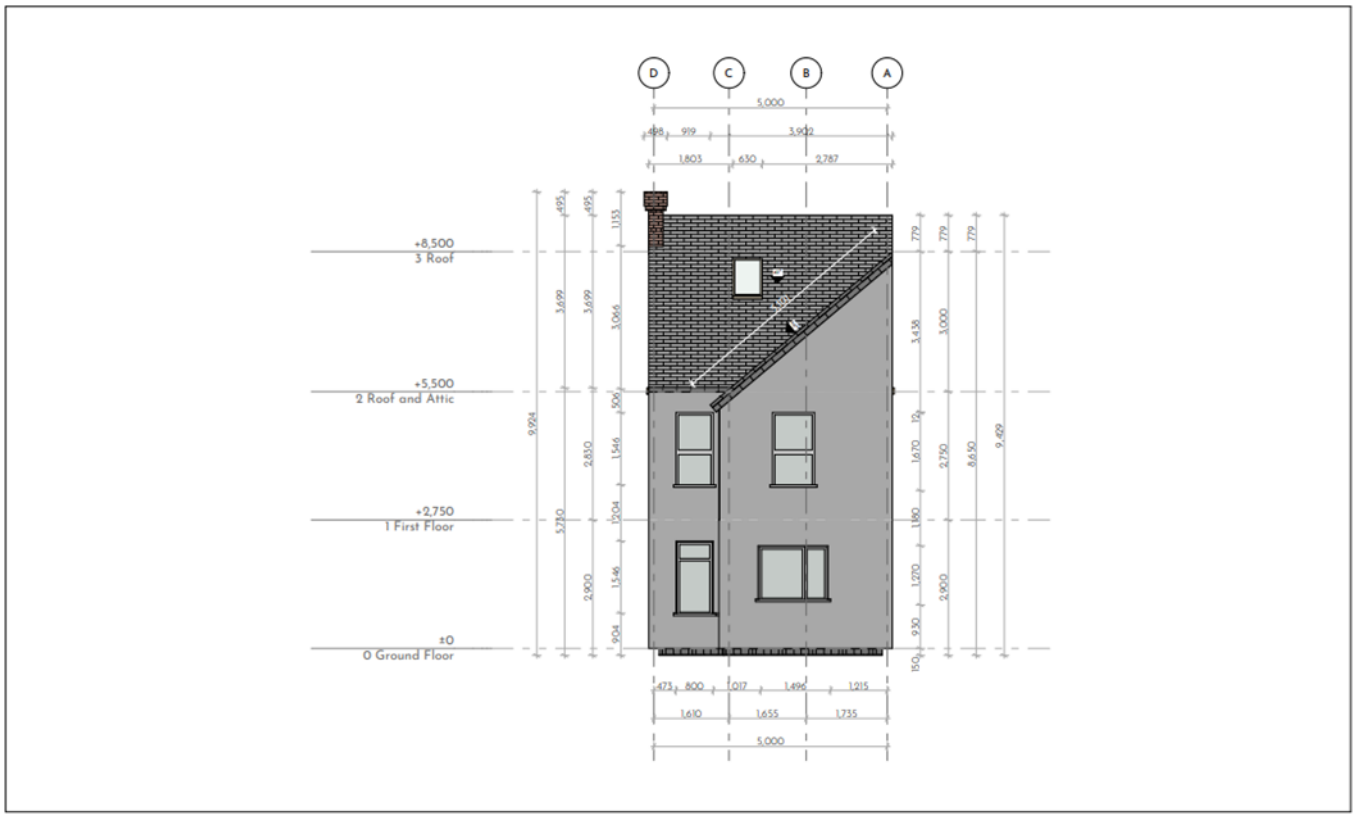
**Submitted proposed 3D views**




| No. | Description | Date |
|---|---|---|
| | | |

| | |
|---|---|
| Project | 33 Booth Avenue<br>Greater Manchester, Manchester, UK |
| Postal code | M14 6RB |
| Sheet | Proposed Front Elevation |
| Client | E.ON |
| Date | 15/09/2024 |
| Drawing Number | A.09 |
| Scale (@ A2) | 1:50 |
| Project Number | |
| Revisions | |

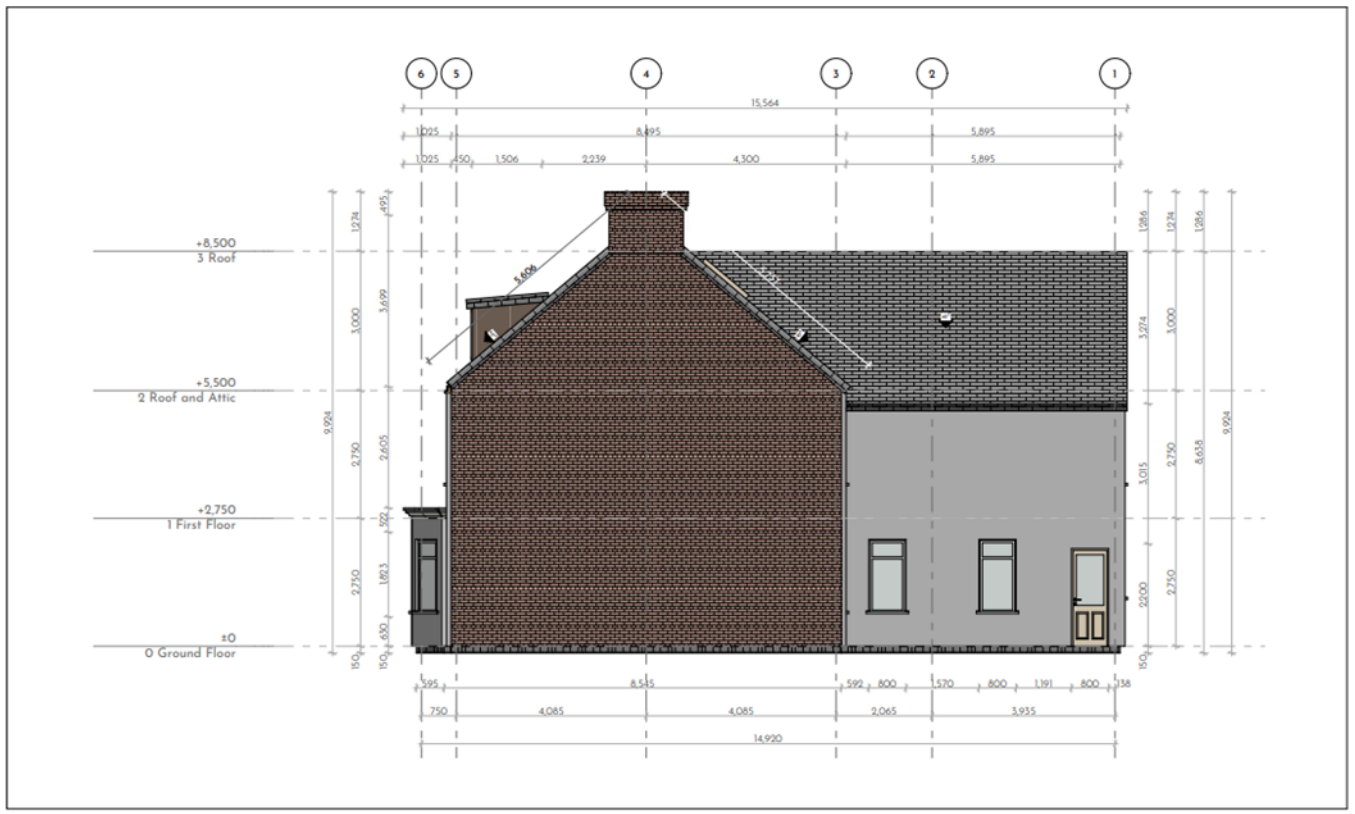
**Submitted proposed front elevation**




| No. | Description | Date |
|---|---|---|
| | | |

| | |
|---|---|
| Project | 33 Booth Avenue<br>Greater Manchester, Manchester, UK |
| Postal code | M14 6RB |
| Sheet | Proposed Rear Elevation |
| Client | E.ON |
| Date | 15/09/2024 |
| Drawing Number | A.10 |
| Scale (@ A2) | 1:50 |
| Project Number | |
| Revisions | |

**Submitted proposed rear elevation**




| No. | Description | Date |
|---|---|---|
| | | |

| | |
|---|---|
| Project | 33 Booth Avenue<br>Greater Manchester, Manchester, UK |
| Postal code | M14 6RB |
| Sheet | Proposed Right Side Elevation |
| Client | E.ON |
| Date | 15/09/2024 |
| Drawing Number | A.11 |
| Scale (@ A2) | 1:50 |
| Project Number | |
| Revisions | |

**Submitted proposed side elevation**

## Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

**Principle –** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the external wall insulation (EWI) has had an unduly harmful impact upon the visual amenity of the area on account of its unsympathetic appearance to the host dwellinghouse and surrounding redbrick residential properties, detracting from the application property's original historic and decorative features. This is further maintained as the aforementioned EWI is out-of-keeping with its surrounding area and is considered to have formed a visually incongruous and overly dominant feature within its locale.

It is acknowledged that external wall insulation benefits residential properties through improving their thermal efficiency, however, in this instance, the visual harm caused to the application property and surrounding area is considered to outweigh these benefits.

On this basis, the proposal is considered to conflict with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy, and chapter 12 of the National Planning Policy Framework.

**Appearance and visual amenity –** the submitted documents indicate that the EWI measures to 0.1m in thickness, has a grey render finish, and would cover the front, side and rear elevations of the application property.

During their site visit, the case officer documented considerable gaps left between the bottom of the EWI and ground level, a box-like gap/finish around the top of the bay window, and a gap maintained to the eaves at the front.

The proposal has considerably altered the characteristics of the application property. Photographs provided by the agent of the application, in addition to those taken during the case officer's site visit, document the addition of the EWI and render finish to the property. These photographs illustrate the loss of several original historic and decorative features of the application property due to the poor application of the render and its thickness. This includes,

but is not limited to, on the front elevation, the loss of original stone window/door cills and heads and a detraction from the property's decorative brick banding below the eaves, and, on the rear elevation, the loss of original stone window/door cills and heads. The loss of these features is regrettable. The proposal does not positively enhance the aesthetics of the property as its points of architectural interest have been lost, leaving flat and characterless elevations. The introduction of EWI with a grey render finish is therefore considered to be unsympathetic to the original appearance of the host dwellinghouse and is detrimental to the visual amenity of the surrounding properties situated along Booth Avenue and Derby Road, in addition to the application site itself.

The grey EWI is also considered to be out-of-keeping with the appearance of other residential properties located within the surrounding area, including those featured along Booth Avenue, Derby Road, and Egerton Road. These properties predominantly feature a red colour palette with a distinct lack of render included on their principal elevations. It is on this basis that the proposal is considered to form a visually incongruous and overly dominant feature within this locale as it disrupts the continuity in its built form and architectural style. This is further exacerbated by its siting midway along the terrace, disturbing the rhythm of colouration, materiality and profile in the street scene, as well as being highly visible throughout the lengths of Booth Avenue.

The proposal has therefore resulted in substantial visual harm to the application property and the amenity of its neighbouring properties as well as significantly impacting the appearance and character of the street scene and its surrounding area, acting against the principles set out under saved policy DC1 of the UDP, policies SP1, EN1, and DM1 of the Core Strategy, policy JP-P1 of the Places for Everyone joint development plan document, and chapter 12 of the National Planning Policy Framework.

**Permitted development fallback position –** the proposal is for the application of EWI and grey render to the application property and, therefore, an application for planning permission and assessment of the works is required.

In this instance, there is not a permitted development fallback position to consider.

**Conclusion –** for the reasons specified above, it is considered that the proposal is unacceptable due to its detrimental impact upon the visual amenity of neighbouring occupiers as well as the overall appearance of the host dwellinghouse and surrounding street scene. The agent of the application was informed of the above issues and notified of the LPA's intent to refuse the proposal.

Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the host dwellinghouse, street scene and the visual amenity of the area, thus acting against the principles set out in the aforementioned policies. The proposal therefore cannot be supported by the City Council.

## 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 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:** Refuse

**Article 35 Declaration**

The proposal does not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The external wall insulation, by reason of its colouration, materials, application, profile and projection, is not visually subservient to the host dwellinghouse, introduces detrimental visual elements to the street scene, and forms a visually incongruous and obtrusive structure which is not sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone joint development plan document and chapter 12 of the National Planning Policy Framework.

**Appendix 1 – List of consultees & neighbours notified**

16 Booth Avenue, Manchester, M14 6RB
74 Derby Road, Manchester, M14 6US
17 Booth Avenue, Manchester, M14 6RB
37 Booth Avenue, Manchester, M14 6RB
80 Derby Road, Manchester, M14 6US
31 Booth Avenue, Manchester, M14 6RB
78 Derby Road, Manchester, M14 6US
76 Derby Road, Manchester, M14 6US
35 Booth Avenue, Manchester, M14 6RB
29 Booth Avenue, Manchester, M14 6RB

**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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA