

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140854/FH/2024

Date registered valid: 6 September 2024

Proposal: Erection of single-storey rear extension together with elevational alterations including installation of external wall insulation and replacement windows and doors.

Address: 3 St Aldwyns Road, Manchester, M20 3JF

Ward(s): Didsbury West Ward

Applicant: Mr Brad & Mrs Kay Blundell

Agent (if any): Mrs Magdalena Haener Pride Road Manchester South

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 September 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 September 2024 Expired: 7 October 2024

Site notice

Posted: 18 September 2024 Expired: 9 October 2024

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: Ballbrook Conservation Area 1992

Tree Preservation Order: No

The application site relates to 3 St Aldwyns Road within the south Manchester ward of Didsbury West. The application site is a two storey, four bedroom, semi-detached property built in 1913 with white render to the front and side elevation, with the rear elevation made of built red brick. The property consists of architectural features of the Conservation Area, including bay windows, brick work, render decoration and clay roof tiles. Amenity space to the front of the property is characterised by soft landscaping and a driveway to the side and amenity space to the rear is characterised by a grassed area, paved patio and timber decking. Two existing single storey outriggers and two sheds are sited in the rear.

At the time of the site visit, works had begun to the property with scaffolding erected and roof tiles removed.

Description of area

The application site is surrounded by residential properties. To the north, the property is adjoined to number 1 St Aldwyns Road. To the south the property shares a boundary with number 5 St Aldwyns Road. The rectangular rear garden backs onto the rear of similar style properties along Lyndhurst Road.

The property sits within the Ballbrook Conservation Area.

Description of development

The submitted application seeks erection of single-storey rear extension together with elevational alterations including installation of external wall insulation and replacement windows and doors.

The single storey infill extension would infill the gap between the two single storey outriggers at the property and would have approximate dimensions of Height: 2.8 (to the eaves)/ 4.2 (to the highest point) x Length: 2.8 x Width: 4.2 metres. The proposal would create an enlarged kitchen/dining room and a small bathroom. The rear extension would involve the insertion of two windows and a set of sliding doors within the rear elevation and three skylights within the roof plane.

External wall insulation would be applied to the entire property. This would involve the removal of all existing render and apply WSB EPS & rough cast render: WSB alkali resistant glass fibre reinforcing mesh, WSB screen adhesive levelling coat, rough cast render finish. Total thickness circa 100mm, which extend 75mm beyond original render surface. Below ground floor windows on ex. brickwork install 90mm EPS then cut matching bricks, install to recreate string comma dentil, corbelling details to replicate existing brickwork features.

The proposal would involve replacing windows with triple glazed timber alu-clad windows in RAL9010 (pure white) to match existing window patterns. The two side doors would be replaced with a pale green painted timber door (RAL 6021) and rear patio doors would be RAL9010 pure white. The rooflights to be inserted in the rear extension would be an anthracite grey.

Negotiations during the course of the Application

During the course of the application, conversations took place in relation to the proposed materials to be used for the development. Wording of a condition was provided for the agent's review. The agent tried to address the details requested within the condition. Whilst some elements were considered acceptable, other areas remain outstanding. Concern was raised with the proposed smooth render and was subsequently amended to a rough render to match the composition of the original render at the site.

Planning History

The property already benefits from consent for the rear extension and replacement render (see planning history below). However, since receiving approval for the works, the applicant has decided to install external wall insulation to the property which was not granted consent previously. EWI would also be installed to the approved rear extension. As such, the agent has submitted a new application for all elements to the property to encompass all elements of work. The history for the property can be summarised as:

138140/NMC/2023-Non-material amendment to planning approval reference 135579/FH/2022 to allow for an alteration to the size and style of the rear facing window and glazed doors; and alterations to roof lights.
Approved 16 October 2023.

135579/FH/2022-Erection of a rear single-storey infill extension to provide additional living accommodation, and new and replacement render to all external elevations of the host property.
Approved 19 January 2023.

123642/TCA/2019- Works to tree - proposed felling of damson tree in rear garden.
Deemed Approval- 22 July 2019.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities
- ii. Chapter 12. Achieving well-designed and beautiful places
- iii. Chapter 16. Conserving and enhancing the historic environment

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN3 (Heritage)
- Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone (2022-2039)

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.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are relevant:

JP- S1- Sustainable development

JP-P2- Heritage.

ISSUES

Principle of Development

The submitted development application is for the erection of single-storey rear extension together with elevational alterations including installation of external wall insulation and replacement windows and doors. 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. The built form of the rear extension has been previously approved at the site under planning references: 138140/NMC/2023 and 135579/FH/2022, albeit not with applied external wall insulation. The proposed external wall insulation would improve the thermal qualities of the property and as such accords with the broad thrust of the Council's policies aimed at reducing carbon emissions. However, the acceptability of the principle of this element is based on minimising the harm to the Conservation Area. The replacement windows proposed would remove the un-original uPVC at the window and replace with a more sympathetic appearance. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and Ballbrook Conservation Area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

Rear extension:

The proposed rear extension would not increase its footprint beyond the length from the two existing outriggers. As such, neither immediate neighbour (no.1 or no.5 St Aldwyns Road) would feel the additional built form along the boundary, thus not giving rise to any adverse visual/residential amenity implications. The proposal would face onto properties to the rear, including no.2 Lyndhurst Road. As the proposal would not come forward of the existing rear

building line from the existing outriggers, it would not create an overbearing feature for no.2 Lyndhurst Road. The windows to be inserted would not give rise to any adverse privacy or overlooking implications as the proposal is single storey, but to protect the privacy of the applicant, the bathroom window proposed shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Given the form of the proposal and given the use of conditions to restrict any adverse harm, this element of the proposal is considered pursuant to Policy DC1 of the UDP and Core Strategy policies DM1 and SP1.

Installation of External Wall Insulation:

The external wall insulation would be applied to the entire property. This would involve the removal of all existing render and apply WSB EPS & rough cast render: WSB alkali resistant glass fibre reinforcing mesh, WSB screen adhesive levelling coat, rough cast render finish. Total thickness circa 100mm, which extend 75mm beyond original render surface. Below ground floor windows on ex. brickwork install 90mm EPS then cut matching bricks, install to recreate string comma dentil, corbelling details to replicate existing brickwork features.

The only impact of the proposed works on visual/ residential amenity would be in a visual sense. Whilst discussions took place in regard to the product for the EWI, all required details could not be provided within the limited determination period. However, following concern the proposed render smooth in finish did not match the existing rough render nature as seen at the existing site, all documents were subsequently amended to reference a rough render. Further the render with a maximum projection of 100mm is not considered excessively large to adversely alter the proportions of the building. As such, it is considered that the proposal would maintain the appearance of the surrounding environment and would therefore not be visually incongruous nor would it cause substantial visual harm to the overall appearance of this locale. The proposal is not thought to provide visual harm especially given the existence of render to the property already which would be improved in appearance and provide better quality of insulation to the property.

Additionally, it is believed that the environmental and financial benefits that would be incurred as a result of installing EWI would significantly outweigh the potential harm caused. The proposed works would offer a significant improvement to the occupiers of the property in terms of thermal insulation, financial savings and improved health and wellbeing, thus according with policies DM1 and SP1 of the Core Strategy and chapter 8 of the NPPF. The proposal is not considered to have a detrimental impact upon the amenity of the neighbouring residential properties and further, no comments or objections have been received in response to this application. The proposal therefore accords with the saved policy DC1 of the UDP.

Replacement Windows and Doors:

The windows would be replaced from a UPVC product to triple glazed timber alu-clad windows with a RAL9010 pure white colouration. All the window patterns at the property would remain as existing except for the first floor side elevation window and the change from a ground floor window to a second door. Given the permitted development rights available for dwellinghouses within Conservation Areas and given the changes would be limited to the side elevation, it is not considered to give rise to any adverse visual amenity implication.

The two side doors would be replaced with a pale green painted timber door (RAL 6021) and would not give rise to any adverse visual implications given the green colouration is sited to the side of the property and not easily visible from the streetscene.

A condition would be placed on any approval granted for the replacement windows which relate to bathrooms to be obscure glazed, to protect the privacy of the applicant.

The proposal is not considered to have a detrimental impact upon the amenity of the neighbouring residential properties. The proposal therefore accords with the saved policy DC1 of the UDP.

Design and Appearance

Rear extension:

The rear extension would have an approximate rearward projection of 2.8 metres and as such the proposal would comply with Policy DC1.3 of the UDP which specifies that rearward extensions cannot extend beyond 3.65 metres. As the proposal infills the space between the two existing outriggers it is considered appropriate in size and form, pursuant to Policy DC1.2 of the UDP. The proposal would also closely match the single storey rear extension at no.1 Aldwyns Road.

Installation of External Wall Insulation:

Whilst discussions took place in regard to the product for the EWI, all required details could not be provided within the limited determination date. However, following concern the render referenced a smooth finish which does not match the existing rough render nature as seen at the existing site, all documents were subsequently amended to reference a rough render. As such, it is considered the installation of a rough render would be acceptable in design. A white colouration would be applied which would match the existing colouration of the property and therefore ensure the prominent characteristics of the area. Given not all the details in relation to the render could not be agreed in the determination period, a condition would be attached to any approval granted requesting details for: specifications and/or samples of materials to be used, a cross-section (at a scale of 1:20 ideally) showing the depth (in mm) of insulation materials and render, and details of all finishes including render, beads, and trims where the external insulation meets the interface of fenestrations, window reveals, sills and doors, eaves, plinth, decorative features including eaves brackets, and the party wall with the adjoining semi. Although the agent tried to satisfy details for the condition, the information was considered insufficient and the standard condition would be attached to any approval granted. With the inclusion of the condition, it is considered the resulting design of the applied EWI would be acceptable, pursuant to Core Strategy Policies DM1 and EN1.

Replacement Windows and Doors:

The introduction of the alu-clad timber windows at the site would replace the Upvc windows. The property sits within the Conservation Area and the existing timber windows have been replaced at the site with UPVC windows. As such, the removal of the recent UPVC windows are welcomed. The insertion of the alu-clad windows would have thinner frames and given all but one of the windows would have the same fenestration patterns, the windows are considered acceptable in terms of design and appearance of the proposed development. The two side doors would be replaced with a pale green painted timber door (RAL 6021) and given permitted development rights and the availability to change colouration of windows and doors, this element is considered acceptable in design. As such, this element of development is considered to accord with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Materials:

Whilst the materials for the extension (principle of render, windows, doors and clay roof tiles) and replacement windows and doors are considered acceptable, further information is required

in relation to the material and finishes of the proposed EWI. Two conditions would reflect this within the decision notice of any approval granted.

Ballbrook Conservation Area

Ballbrook Conservation Area is situated approximately four miles south of Manchester city centre. Adjacent to Blackburn Park Conservation Area, Ballbrook is predominantly residential in nature. The conservation area, designated in November 1991, extends to just over ten hectares, bounded by Wilmslow Road to the east, Lapwing Lane to the south-west, Palatine Road to the north-west and Sandileigh Avenue to the north. Although more of the stained glass has gone from these houses, they have a fine character with canted bays, half-timbered gables, hood moulds and key blocks over the arched windows. The houses, mostly two-storey, are also largely smooth red brick, many with rendered or pebble-dash panels at first floor level, and some with half-timbered gables.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas. Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings, in relation to conservation areas.

Rear extension:

As this element of the proposal is sited to the rear of the property, it would not be seen from St Aldwyns Road and as such would not alter the character of the streetscene and conservation area. Whilst the rear of the property can be seen from Lyndhurst Road, as the proposal is an infill extension and does not extend beyond the existing rear projection of the existing outriggers, it would not be easily seen. The form of the infill development is considered to be sympathetic to the existing form at the property and is therefore sympathetic to the style of development within the Conservation Area.

Installation of External Wall Insulation:

All walls of the property would have the EWI applied including the proposed rear extension. Although primarily the front elevation would be most visible from the Conservation Area and the application of render would result in the face of the building expanding by 100mm, given the insertion of the condition requiring details for finishes to the original characteristics of the property, this would ensure any harm to the features of the property and so the contribution of the property to the Conservation Area are mitigated. The use of white render and rough render would reflect the existing render at the site.

It is noted that none of the rear elevations along this stretch of St Aldwyns Road include white render. As such, this material would contrast to other properties. However, this is not considered to be to the detriment of the Conservation Area, as white render is a common feature within the Conservation Area and it would not be easily seen from the streetscene.

Further, any harm caused from the application is considered to be overcome by the need of the building to achieve carbon reductions for the applicant. Given consideration has been given to the resulting appearance of the property, the proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme for financial and environmental improvements.

Replacement Windows and Doors:

The introduction of the alu-clad timber windows and doors at the site would replace the Upvc windows. The property sits within the Conservation Area and the existing timber windows have been replaced at the site with UPVC windows. As such, the removal of the recent UPVC

windows is welcomed. The insertion of the alu-clad windows and doors would have thinner frames and given all but one of the windows would have the same fenestration patterns, the windows are considered to relate better to the historic features of the Conservation Area, pursuant to policy DC18 of the Core Strategy.

Therefore, it is not considered that the development would undermine the residential character of the Ballbrook Conservation Area due to the changes to complement the conservation area. On balance, it is considered that the proposed development would cause the lower end of less than substantial harm to the conservation area and therefore would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any harm.

In line with paragraph 202 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. The character of this part of the conservation area contains recent and more modern additions and interventions. On reflection, the current proposal being assessed is considered small in nature and would not drastically alter the character of the Conservation Area. The design of the extension utilises the existing built form at the site and the render would be as sympathetic as possible, whilst the insertion of a condition within any approval granted would ensure the finishes of the application are acceptable.

Bin Storage

Bin storage would be unaffected by the proposal.

Car Parking

Off- street car parking would be unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area, and the proposal aims to minimise risk and enhance the conservation area.

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 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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to any approval granted.

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:

- Drawing- Proposed- Ground & 1st Floor Plans, numbered 10C, stamped as received by the City Council as Local Planning Authority on 27 August 2024.
- Drawing- Proposed- 2nd Floor Plan, Roof Plan & Section, numbered 11C, stamped as received by the City Council as Local Planning Authority on 27 August 2024.
- Drawing- Site Plan- Block & Location Plans, numbered 16, stamped as received by the City Council as Local Planning Authority on 27 August 2024.
- Supporting Information- 3 St Aldwyns- Photos- Sample Windows, stamped as received by the City Council as Local Planning Authority on 16 October 2024.
- Application Form, stamped as received by the City Council as Local Planning Authority on 30 October 2024.
- Drawing- Proposed- Elevations, numbered 12F, stamped as received by the City Council as Local Planning Authority on 30 October 2024.
- Drawing- Proposed- Window and Door Elevations, stamped as received by the City Council as Local Planning Authority on 30 October 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Before first occupation, all bathroom windows as shown on the approved 'Drawing- Proposed- Ground & 1st Floor Plans, numbered 10C', stamped as received by the City Council as Local Planning Authority on 27 August 2024, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials to be used on the external surfaces of the extension and replacement windows and doors shall be implemented in accordance with the:

- Supporting Information- 3 St Aldwyns- Photos- Sample Windows,
 - Drawing- Proposed- Elevations, numbered 12F,
 - Application Form,
 - Drawing- Proposed- Window and Door Elevations,
- specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) Notwithstanding the details shown within the Application Form and 'Drawing- Proposed- Elevations, numbered 12F' as specified within condition 2, prior to installation of the external wall insulation, the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- Specifications and/or samples of materials to be used
- Cross-section (at a scale of 1:20) showing the depth (in mm) of insulation materials and render
- Details of all finishes including render, beads, and trims where the external insulation meets the interface of fenestrations, window reveals, sills and doors, eaves, plinth, decorative features including eaves brackets, and the party wall with the adjoining semi.

The development shall be installed in accordance with the approved details.

Reason - To ensure the appearance of the building to be extended/alterd is not adversely affected by the materials to be used, 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

6 St Aldwyns Road, Manchester, M20 3JF
5 St Aldwyns Road, Manchester, M20 3JF
4 Lyndhurst Road, Manchester, M20 3JU
4 St Aldwyns Road, Manchester, M20 3JF
1 St Aldwyns Road, Manchester, M20 3JF
2 Lyndhurst Road, Manchester, M20 3JU
2 St Aldwyns Road, Manchester, M20 3JF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Ballbrook Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA