MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140055/FH/2024
Date registered valid:	20 May 2024
Proposal:	Application of external wall insulation with a render finish
Address:	18 Westminster Avenue, Manchester, M16 0AN
Ward(s):	Whalley Range Ward
Applicant:	Mr Muazzam Baig Climate Insulation Limited
Agent (if any):	Mr Tahir Idrees Climate Insulation Limited
Case officer:	Robert Tyrer Tel: 0161 234 4068 Email: robert.tyrer@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	15 July 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 June 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 4 June 2024 Expired: 25 June 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 and area

Application relates to a mid-terraced dwellinghouse with a two-storey rear outrigger. The property brick built with a slate roof including decorative roof ridges. At the front of the property there is a single storey bay windows with a continuous line of porches that run across the whole façade of the terraced properties within the street.

The properties have small front garden enclosed by a low boundary wall and railings. At the rear the properties are enclosed with brick walls that have access to a rear alleyway.

The application is located within an area that is characterised by rows of terrace housing (13 avenues in total) that are located to the rear of British Muslim Heritage Centre (grade II*) and Whalley Range Conservation area.

Westminster Avenue appears to have been constructed in the Edwardian Era



Photograph 1 Westminster Avenue



Photograph 2 Application Site

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission to apply external wall insulation with a render finish.

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local residents/public opinion – No comments/representations in support of or against the proposal were received.

Issues

Planning History

There has been no previous planning application at this address:

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

Policy SP1 - Spatial Principles

DM1 – Development Management 1

EN1 - Design Principles and Strategic Character Areas

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

Places for Everyone Joint Development Plan – 2022 to 2039

On the 21st arch 2024, nine of the ten Greater Manchester Councils voted to adopt the Places for Everyone Joint Development Plan – 2022 to 2039 (PfEJDP); Manchester City Council is one of the Council's that has voted to adopt the plan. The PfEJDP has superseded parts of some of the policies contained within the Council's Core Strategy.

The relevant PfEJDP policy is as follows:

Policy JP-Strat1: Core Growth Area

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

The Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

In this case, the proposed single storey extension to existing outbuilding to allow attachment to the main dwellinghouse with associated elevational alterations are considered to be acceptable and in accordance with policies DM1 and SP1 of the Core Strategy, saved policy DC1 of the Manchester UDP and NPPF.

Residential and Visual Amenity

The application site is an Edwardian mid terraced property located in a street of other terraced properties of the same design (the exception is no.11 which is subject to planning application: 140120/FH/2024 to retain the external wall insulation with render finish). The unique elements of its Edwardian design, such as the combination of red brick with white stone cills, decorative porch roof tiles create a standout look. When combined with the overall appearance of the street, these features contribute to a distinct character and appearance.

Whilst the street is not located within a designated conservation area it is located to the south of Whalley Range Conservation Area which includes the grade II star British Muslim Heritage Centre.

The applicant seeks to apply external insulation and render to all the external walls of the building. The proposed drawings show that a 90 mm EPS board with render finish will be applied whilst the colour has not been stated the drawings show a grey almost graphite colour render would be applied to the external walls. This would be consistent with the insulation and render that has been applied to the external walls of no.11 Westminster Avenue (photographs3 and 4).



Photograph 3 External Wall Insulation No.11 Westminster Avenue (Opposite to application site)



Photograph 4 External Wall Insulation No.11 Westminster Avenue (Opposite to application site)

If granted and as shown by number 11 Westminister Avenue, the render would be smooth and featureless in contrast with the traditional textured red brickwork of the existing building. Furthermore, the render would protrude from the elevations of the building, this would affect the relationship between the eaves, obscure the banding detail and create awkward junctions between the render and the existing porches and bay window on the front elevation.

Whilst the proposal would improve the thermal efficient of the property in the possible reduction in energy uses, this would be a small minor public benefit but the cost would be the loss of these original Edwardian features that would harm the character of the property and the wider area. The proposal would therefore be contrary to saved policy DC1 of the UDP, EN1, DM1 and SP1 of the Core Strategy, Places for Everyone, Joint Development Plan Document (2024) and the National Planning Policy Framework (2012).

Waste Management and Car Parking

Car parking and refuse storage are not affected by the development.

The proposal is acceptable and in accordance with DM1 and saved policy DC1 in respect of car parking and adequate refuse storage.

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 would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

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

1) The application of external wall insulation with a render finish to 18 Westminster Avenue, would produce an incongruous design feature, that would be out of keeping with the existing dwellings and alien to the visual amenity and character of the street scene. As such it would be contrary to policies SP1,EN1 DM1 of the Core Strategy (2012) and saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone, Joint Development Plan Document (2024) and the National Planning Policy Framework (2012).

Appendix 1 – List of consultees & neighbours notified

19 Westminster Avenue, Manchester, M16 0AN
17 Westminster Avenue, Manchester, M16 0AN
16 Westminster Avenue, Manchester, M16 0AN
15 Westminster Avenue, Manchester, M16 0AN
15 Spencer Avenue, Manchester, M16 0AW
20 Westminster Avenue, Manchester, M16 0AN
19 Spencer Avenue, Manchester, M16 0AW
17 Spencer Avenue, Manchester, M16 0AW

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
Area Team Boundary - Name: SOUTH AREA