MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140000/FH/2024
Date registered valid:	13 May 2024
Proposal:	Installation of off-white render to all elevations
Address:	39 Ferndown Road, Manchester, M23 9AW
Ward(s):	Brooklands Ward
Applicant:	Mr David Thompson
Agent (if any):	Mr Peter Hoole, PJH Architectural Services
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**01 July 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 May 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 May 2024 Expired: 14 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick with a grey concrete tile dual pitch roof. The property features grey-framed uPVC/aluminium windows, a front porch canopy, a spacious paved driveway bordered by a high-level mature hedge, a single storey side extension, and a spacious rear/side garden.



Figure 1. Property as viewed from street.



Figure 2. Front view.



Figure 3. Side view.



Figure 4. Rear.



Figure 5. Side view.



Figure 6. Rear amenity space.

Description of area

Ferndown Road is a residential street situated within the Brooklands ward of Manchester, close to Altrincham Road (A560), Wythenshawe centre, and Maple Wood. The area is predominantly residential in terms of its character, consisting of a mixture of property types, including detached, semi-detached and terraced residential properties as well as flats and maisonettes.

Description of development

The applicant is seeking permission for the installation of off-white render to all elevations.

Planning history

129578/FH/2021 - Erection of a single storey side extension to form additional living accommodation and elevational alterations to existing dwellinghouse – **APPROVED** (27.04.2021).

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.

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



Figure 7. Submitted proposed elevations.



Figure 8. Elevations approved under 129578/FH/2021.

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. Guidance in the National Planning Policy Framework seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of installing off-white render to all elevations of the dwellinghouse is acceptable given that many individuals prefer to alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the application seeks permission for the installation of off white-render at ground and first-floor level to all of the property's elevations, with no other alterations/extensions proposed.

Appearance and visual amenity – the proposal includes the installation of off-white render at ground and first-floor level to all of the property's elevations.

This alteration is considered acceptable given that it would be in-keeping with the existing mixed character of the surrounding area, which features a variety of material types with cream, off-white and light-grey painted brickwork featured at No.28-No.40 Ferndown Road, pebbledash render featured on the principal elevations of No.17-No.27 Ferndown Road and No.1-No.25 Fernbank Drive, and cream render to the maisonettes situated along Fernbank Road and Arden Lodge Road. Moreover, the principle of introducing render to what is currently a predominantly redbrick property, has already been accepted under the recent approval of 129578/FH/2021 (with white render and cedar cladding approved at ground and first floor level).

The design and appearance of the proposal therefore accords with Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.



Figure 9. Existing render in surrounding area.



Figure 10. Existing render in surrounding area.

Residential amenity – given the small-scale nature of the works, with no extensions proposed, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

In addition, no resident objections were received in response to this application.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policies DM1 and SP1 of the Core Strategy and chapter 12 of the NPPF.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

-'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13054579', stamped as received by the City Council as Local Planning Authority on the 13th May 2024.

-‘Proposed elevations’, numbered ‘2021-1516A-P-102’, stamped as received by the City Council as Local Planning Authority on the 13th May 2024.

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

3) The materials to be used on the external surfaces of the proposal hereby permitted shall match those specified on the submitted application form and approved plans.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Arden Lodge Road, Manchester, M23 9AE
41 Ferndown Road, Manchester, M23 9AW
35 Ferndown Road, Manchester, M23 9AW
56 Ferndown Road, Manchester, M23 9AN
5 Arden Lodge Road, Manchester, M23 9AF
1 Arden Lodge Road, Manchester, M23 9AF
37 Ferndown Road, Manchester, M23 9AW
33 Ferndown Road, Manchester, M23 9AW
7 Arden Lodge Road, Manchester, M23 9AF
3 Arden Lodge Road, Manchester, M23 9AF
20 Arden Lodge Road, Manchester, M23 9AE
60 Ferndown Road, Manchester, M23 9AN
58 Ferndown Road, Manchester, M23 9AN

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA