

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138628/FH/2023

Date registered valid: 23 November 2023

Proposal: Application of exterior wall insulation (off white render) to side and rear walls.

Address: 18 Limefield Terrace, Manchester, M19 2EP

Ward(s): Levenshulme Ward

Applicant: Mr Hilary Young

Agent (if any): Wolfgang Kuchler People Powered Retrofit

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 January 2024

Standard consultations:

Printed: 28 November 2023

Expired: 19 December 2023

Neighbour notifications

Printed: 28 November 2023

Expired: 19 December 2023

Site notice

Posted: 21 December 2023

Expired: 14 January 2024



Fig.1 – Displayed site notice

Press advert

Published: 5 December 2023

Expired: 19 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order (TPO): No (but a group TPO relates to 14 Limefield Terrace)

Description of area





Fig.2 – Views of the front side and rear of 18 Limefield Terrace

This planning application relates to the end unit of a three house terrace situated on the south side of Limefield Terrace. The neighbouring properties comprise of two storey houses with front and rear gardens predominantly without in curtilage car parking. The adjacent section of Limefield Terrace forms a cul-de-sac as it terminates at boundary fence to the railway line running to the east of the site. The application property has two storeys with roofscape accommodation. The principal elevation comprises of red-multi brick and stone quoin detailing. Stone details has been incorporated into the soldier courses above the windows. The side and rear elevations comprise of white render that is in disrepair. The rear elevation incorporates a single storey lean to extension. The application property incorporates a driveway, which provide access to a detached garage and adjoining outbuilding.

Description of development

The development would involve the removal of the existing render to the side and rear of the house. The replacement insulation cladding would be applied to the external face of the side (east) and rear (south) elevation. The colour has been indicated as 'off white'. Hanging slates to the rear elevation would be re-instated following the application of the cladding. The principal elevation would be maintained as existing bur would be supplemented with decorative fretwork beneath the eaves to match the detail of the adjoining No 16. The development would involve a marginal increase in the projection of the eaves to a accommodate the installation of the external wall cladding.



Fig.3 – Proposed elevations

Site history –

- i. 100147/FH/2012/N2 - Erection of single storey detached garage following demolition of existing detached garage.
Approved 17 October 2012
- ii. 114223/TCA/2016 - Works to trees - proposed felling of a horse chestnut, ash and 2 x hazel trees
Approved 29 November 2016

Consultations & Notification Responses

Local residents – No comments.

Network Rail – No objection but an advisory note has been issued relating to work being undertaken within 10 metres of a railway line. These comments have been forwarded to the applicant.

Issues

Section 72 of the Listed Building Act - Provides that in the 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.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in September 2023. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF have been considered in relation to the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. It is considered that the development would respond positively to the above objective and the following aspects of the Framework.

- i. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. In this case, the application property has incorporated render to its side and rear elevations for a number of years and has established a contrasting colour treatment as a characteristic of the existing houses. The development would improve the appearance of the property and section 12 would thereby be accorded with.
- ii. Section 14: Meeting the challenge of climate change, flooding and coastal change - It is considered that the site responds positively to chapter 14, through the incorporation of design techniques and materials that would improve the thermal insulation properties of the house. Section 14 would thereby be accorded with.
- v. Section 16: Conserving and enhancing the historic environment - States that heritage assets include sites and buildings of local historic value to those of the highest significance, which should be conserved in a manner appropriate to their significance. It states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The development would upgrade an existing elevational treatment and would have a limited impact on the streetscene or views of the site via the adjacent railway line. The development would not harm the character of Rushford Park Conservation Area.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG is relevant to key planning issues of significance to applicants and local authorities. The assessment of the proposed development has been related to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design

- iv. Health and well-being
- vi. Historic environments

The core principles and policy guidance contained within the National Planning Policy Framework and Planning Practice Guidance have been directly related to the assessment of the potential impact of the development on residential amenity and the character of Rushford Park Conservation Area. It is considered that the above principles would thereby be appropriately accorded with for the reasons set out below.

The Places for Everyone Plan - Is a Joint Development Plan Document and provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation to the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is 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:

- i. JP- S1- Sustainable development
- ii. JP- S2 – Carbon and energy
- iii. JP-P2 - Heritage

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
- b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible;
- c. Improves access to jobs, services, education and open space whilst reducing the need to travel and securing good access to sustainable transport provision.

It is considered that the proposed development would contribute positively to the above objectives and make a positive contribution to the appearance, environmental performance and

sustainable occupation of the application property. The development would thereby be positively related to policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. The development would be appropriately related to the appearance of the neighbouring property at 161 Slade Lane and policy EN1 would thereby be accorded with.

Policy EN 3 (Heritage) – States that development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, will be encouraged. New developments should enhance the character and setting of the historic environment. It is considered that the development would be appropriately related to the characteristics of the application property and would not unduly harm Rushford Park Conservation Area.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) – The development would be constructed to contemporary buildings standards to achieve and reduction in carbon emissions. The development would improve the thermal performance of the property and thereby be appropriately related to policy EN4.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- Effects on amenity;
- Design for health.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals regarding its potential impact on residential amenity and the contextual relationship of the development to the surrounding built environment. The development would be supported with private amenity space and suitable waste management arrangements. Traffic generation would be predictable and offset by on site car parking, cycle storage and proximity to bus routes. Satisfactory internal space would be achieved. Policy DM1 would thereby be accorded with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC18 (Conservation Areas) - 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/

It is considered that the development would maintain appropriate relationships to the application property (including its existing features) and Rushford Park Conservation Area and achieve a satisfactory standard of design to thereby secure compliance with policy DC18.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case officers and the applicants (through their appointed representatives) engaged in pre-application discussions that established that the development required planning permission and involved the replacement of existing render. A satisfactory assessment of the development has been undertaken based on the submitted and supplementary details.

Principle of the development – White render to the side and rear elevations has become an established characteristic of the application property. The existing render detracts from the character and appearance of the existing house due to its deteriorated condition. It is considered that the development presents the opportunity to improve this situation without unduly harming the amenities of Rushford Park Conservation Area.

Residential amenity –The development would improve the living accommodation of future residents. The cladding to the rear elevation would not be visible for the street and would have limited impact on views from neighbouring rear gardens and the adjacent railway line. Given the position of the application site in relation the head of the cul-de-sac, the applied cladding would not adversely affect the views of the site from the street. As stated, views from the railway line would be screened by existing tree cover.

Design – The development would not impact upon the architectural detailing to the principal elevation. The applicant has indicated that architectural features within the side elevation (ventilation bricks) would be retained and expressed. The changes to the eaves detailing would be marginal and would not appreciably change the composition or appearance of the roof. A condition has been included to ensure that the colour of cladding matches the colour specified in the submitted details. The condition also requires that uses of matching slates in the reinstatement of the roof.

Reducing carbon emissions and sustainable design – The development would reduce carbon emission and improved the environmental performance of the property.

Conclusion - The proposed development would encourage the sustained occupation of the application property without undue harm the character of the existing house or its relationship to Rushford Park 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

In this case, 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. Case officers and the applicant (through their appointed representatives) engaged in pre-application discussions that established that the development required planning permission and involved the replacement of existing render. A satisfactory assessment of the development has been undertaken based on the submitted and supplementary details.

Condition(s) to be attached to decision for approval

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 received by the City Council as local planning authority on 23 November 2023:

Householder planning application forms

Location plan with a red edged Ref: PP-12544731v1

Proposed front elevation Ref: PPR-0020-DR-A-106

Proposed rear elevation Ref: PPR-0020-DR-A-107

Proposed side elevation (E) PPR-0020-DR-A-108

Proposed side elevation (W) PPR-0020-DR-A-109

Proposed floor plans Ref: PPR-0020-DR-A-110

Proposed floor plans Ref: PPR-0020-DR-A-111

Heritage Design & Access Statement Ref: PPR020 dated 22 November 2023 by People Powered Retrofit.

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

3) The authorised development that shall be implemented in accordance with the render specification referenced Baupunkt Life colour 0239 as detailed on page 8 of document referenced Heritage Design & Access Statement Ref: PPR020 dated 22 November 2023 by People Powered Retrofit and matching materials used in any required reinstatement of the roof structure. The implemented materials shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Network Rail

6 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat 3, 46 Buckhurst Road, Manchester, M19 2DS
Flat B, 4 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat A, 4 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat 4, 46 Buckhurst Road, Manchester, M19 2DS
Flat 2, 46 Buckhurst Road, Manchester, M19 2DS
Flat 1, 46 Buckhurst Road, Manchester, M19 2DS
2 Berkley Avenue, Manchester, M19 2ED
14 Limefield Terrace, Manchester, M19 2EP
2 Windsor Road, Levenshulme, Manchester, M19 2EB
16 Limefield Terrace, Manchester, M19 2EP

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 - Rushford Park Conservation Area 1986
Area Team Boundary - Name: NORTH AREA