

Planning

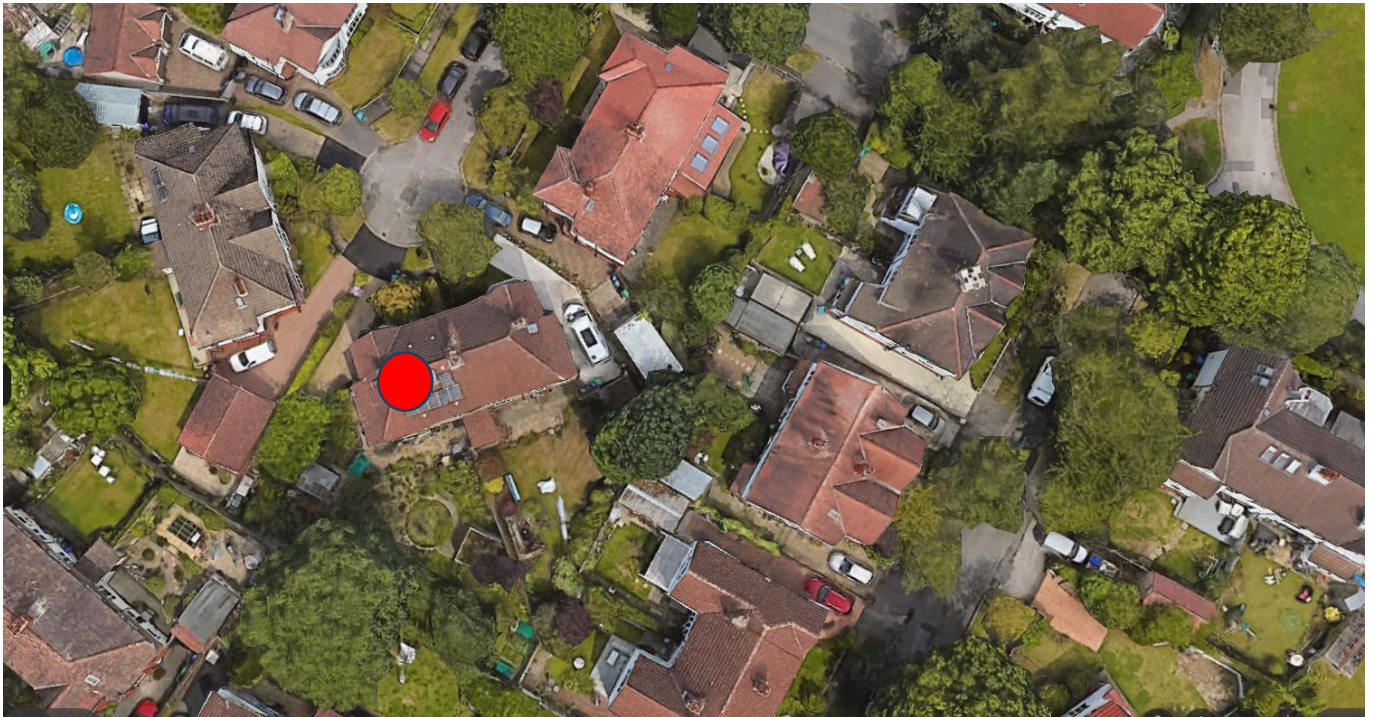
Growth & Development

Delegated officer report for planning application

Application no. 138169/FH/2023
Date registered valid: 9 November 2023
Proposal: Installation of replacement render and new external wall insulation.
Address: 4 The Willows, Manchester, M21 8FQ
Ward(s): Chorlton Ward

Applicant: Paul Selway
Agent (if any): Faheem Aftab Red Co-op
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19th December 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 November 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 November 2023

Expired: 4 December 2023

Site notice

Posted: 14.11.2023

Expired: 5.12.2023

Press advert

Published: 21 November 2023

Expired: 5 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a brick built and render finished gable fronted property located at the head of a cul de sac in the Chorlton Ward area of Manchester. The property is situated within the Chorltonville Conservation Area and has gardens to the front, access along the side and garden to the rear. A garage is located to the rear along the shared boundary with no. 5 The Willows.



Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

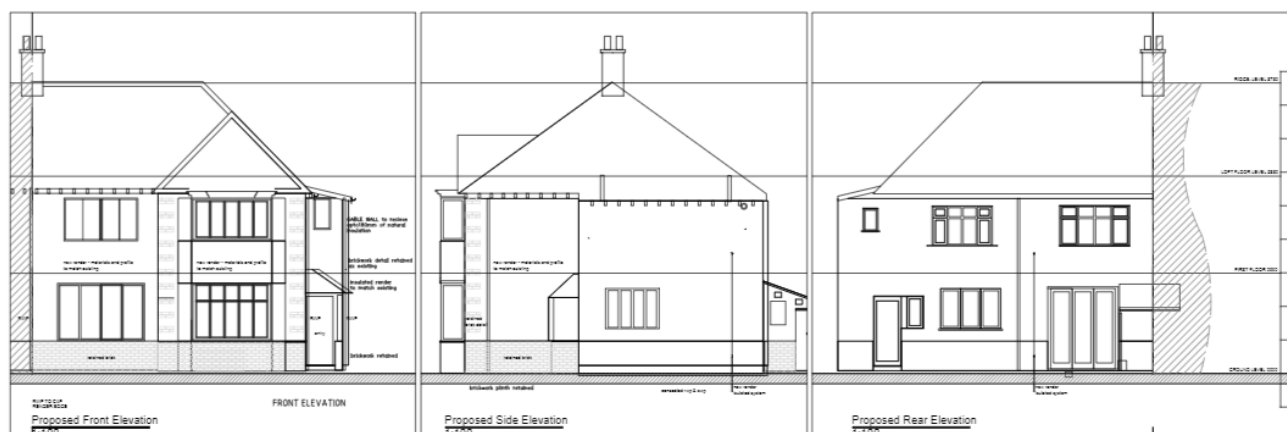
Tree Preservation Order:

Description of area

The area is predominantly residential in nature and is set within a tree lined road with grass verges

Description of development

The applicant is seeking planning permission for the installation of replacement render and new external wall insulation.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o DC18 for Conservation Areas
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 3 Heritage
- o Policy EN 4 Reducing CO₂ Emissions
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing 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 the 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 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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

History

Previous applications relating to this site as follows:

137301/TCA/2023 - No objection - 29.11.2023 Street Record, East Meade, Manchester, M21 8EP Works to trees - proposed pruning and felling works with replanting to various trees within Chorltonville.

117857/TCA/2017 - Deemed Approval/Consent - 12.12.2017 6 The Willows, Chorltonville, Manchester, M21 8FQ, Works to trees - proposed annual maintenance works to various trees in Chorltonville including some felling and replacement planting

135223/TCA/2022 - Deemed Approval/Consent - 22.03.2023 Various Locations Within Chorltonville, Manchester, M21 8EF, Works to trees - proposed felling of T34 4m Hawthorn, T279 4m Cherry, T264 8m Cherry and T32 5m Crataegus

106946/TCA/2014/S1 - Application Approved - 06.11.2014 South Drive, Chorlton, Manchester Works to trees - proposed various works to trees across the Chorltonville Conservation Area including some removals and replacement planting.

115486/TCA/2017 - No objection - 31.03.2017 4 The Willows And 20 Meadowbank, Manchester, M21 8FQ Works to tree - proposed pruning works to Ailanthus (T1),

114442/TCA/2016 - Deemed Approval/Consent - 22.12.2016 6 The Willows, Manchester, M21 8FQ, Works to trees - proposed works to trees in the Chorltonville conservation area

112268/TCA/2016/S1 - No objection - 29.06.2016 3 The Willows, Chorlton, Manchester, M21 8FQ, Works to trees - proposed felling of 2 x Conifers (T1, T2)

111863/TCA/2016/S1 - Application Approved - 12.05.2016 3 The Willows, Chorlton, Manchester, M21 8FQ, Works to trees - proposed removal of 2 trees (T1, T2) from the rear garden

103939/TCA/2013/S1 - Application Approved - 26.11.2013 Trees Within Chorltonville Conservation Area, South Drive, Chorlton, Manchester, , Works to various trees in Chorltonville Conservation Area

108451/TCA/2015/S1 - No objection - 01.06.2015 4 The Willows, Chorlton, Manchester, M21 8FQ Works to tree - proposed removal of an Ailanthus (T1)

088795/TCA/2009/S1 - Application Approved - 18.02.2009 4 The Willows, Chorltonville, Manchester, M21 8FQ, Various works to trees

095127/TCA/2010/S1 - Application Approved - 24.02.2011 4 The Willows & 20 Meadowbank, Chorltonville, Manchester, M21 8FQ, Works to 2 trees

073093/TCA/2004/S1 - Application Approved - 04.10.2004 4 The Willows, Chorltonville, Chorlton NOTICE OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA to fell four trees at the side and back of house.

062994/TCA/SOUTH1/01 - Application Approved - 26.09.2001 4, The Willows, Chorltonville, NOTIFACATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA-Fell Holly tree in rear of garden.

057240/TCA/SOUTH1/99 - Application Approved - 08.09.1999 4, The Willows, Chorltonville, Chorlton-cum-Hardy, NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA Cutting back of ash tree

056951/TCA/SOUTH2/99 - Application Approved - 10.08.1999 4, The Willows, Chorltonville, NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA Lop and top 4 trees

Residential amenity

The applicant is seeking planning permission for the installation of replacement render and new external wall insulation. Coverage would be to the front, side and rear of the property.

The principle of replacing the existing render and installing external wall insulation to the property to improve its thermal qualities, energy efficiency and lessen its carbon footprint is acceptable given the Councils' commitment to reducing the carbon emissions for the City and reaching its net zero-carbon target. The proposal therefore accords with the policies SP1 and EN4 of the Core Strategy, chapter 2 of the NPPF and chapter 4 of the Guide to Development in Manchester.

The external wall insulation (EWI) would be installed on the front, side and rear of the property covering the full width of the dwelling. The EWI would be covered by finer render to the property replacing the existing coarse grain render which would be visible within the street scene. 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 of 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 would 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.

Impact on the Chorltonville Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use fine grain insulated render as specified in the design and access statement. The design is detailed as what is normally expected of such a change and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

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

Officers have collaborated with the applicant in a positive and proactive manner. 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. No significant problems have arisen during the consideration of this application.

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:

Received 22nd September 2023 numbered 001/003 Proposed Elevations and Roof Plan

Design and Access Statement received 22nd September 2023

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.

3) The materials to be used on the external surfaces of the property hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition no. 2 of this approval.

Reason - to ensure that the appearance of the building to be altered is not adversely affected by the materials to be used in the replacement of the render pursuant to saved policies DC1 of the UDP for the City of Manchester and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 The Willows, Manchester, M21 8FQ
5 The Willows, Manchester, M21 8FQ
18 Meadow Bank, Manchester, M21 8EE
24 Meadow Bank, Manchester, M21 8EE
22 Meadow Bank, Manchester, M21 8EE
20 Meadow Bank, Manchester, M21 8EE
3 The Willows, Manchester, M21 8FQ

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 - Chorltonville Conservation Area 1992
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA