

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137272/FH/2023
Date registered valid: 15 August 2023
Proposal: Installation of external wall insulation
Address: 33 Cuthbert Avenue, Manchester, M19 3DG
Ward(s): Levenshulme Ward

Applicant: Ms Muriel Powell
Agent (if any): Mr Hugh Fish, Progress in Practice
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 October 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 August 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 August 2023 Expired: 8 September 2023

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

Description of site / building / area

The application relates to a period, two-storey, mid-terraced dwellinghouse with two storey rear outrigger and single storey lean-to extension projecting from the outrigger. The application dwellinghouse is brick built with a grey slate dual pitch roof. There is existing amenity space along the front and rear elevations only. A gated alleyway runs along the rear boundary of the application site. There is existing defined boundary treatment, an approximately 1.8 metres high brick wall along the rear elevation, incorporating a timber frame gated access along the rear boundary with the alleyway. Cuthbert Avenue is a residential street situated within the Levenshulme ward of Manchester, close to, Nutsford Vale Park, and Stockport Road (the A6). The immediate area is primarily residential in character, consisting of terraced residential properties, and conveniently located for various commercial uses and amenities along Matthews Lane.

Planning History

- F146762 - 2-storey utility room and bathroom extension rear of dwellinghouse, Application Withdrawn.

-

Description of development

The submitted application relates to the proposed installation of external wall insulation to the rear façade of the dwellinghouse. The proposed external wall insulation (EWI) would be installed along the rear elevation only - (north-eastern elevation) of the application property and would comprise of approximately 218mm layer of EnviroSil Primer with Granol Silicone Render KR finish (Kiev), in dark grey, which would coat the existing walls of the property, covering the entirety of the rear façade of the application building.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- o Chapter 2: Achieving sustainable development.
- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

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

- o Policy DM1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN4 (Reducing CO2 emissions by enabling low and zero carbon development)

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.

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

- o Chapter 2: Design
- o Chapter 4: Environmental standards

ISSUES

Principle

The principle of retrofitting and installing external wall insulation (EWI) to a dwellinghouse to improve its thermal qualities, energy efficiency and lessen its carbon footprint is considered

acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038; and therefore the proposal responds positively to policies SP1 and EN4 of the Core Strategy, chapter 2 of the NPPF and chapter 4 of the Guide to Development in Manchester. However, consideration must also be given to the proposal's impact upon residential and visual amenity.

Residential and visual amenity

Impact of works (Installation of external wall insulation to rear of dwellinghouse) - The main issues for consideration relate to the acceptability of the proposal in terms of the impact on visual and residential amenity. At present - (with the exception of no. 35 Cuthbert Avenue) the properties along Cuthbert Avenue are relatively uniform in terms of their appearance along the frontage, with primarily redbrick featured along their principal elevations and some properties featuring red painted façade or red render (i.e. nos. 36 and 40) to match the brick. This uniformity is significantly maintained along the rear of the terraced houses albeit a few properties (including the application building) featuring painted brickwork façades. The proposed development would be located along the rear façade of the application building and therefore the proposed external wall insulation would not be visible along the primary highway but from the rear alleyway and by the occupiers of the neighbouring properties. The proposal would introduce dark grey render as a new visual component to this primarily uniform terraced street, thereby altering its overall appearance. 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 policy EN4 of the Core Strategy and chapter 8 of the NPPF. In addition, in light of the fact that householders can implement this type of elevational alteration under householder general permitted development without the need for an application for planning permission, and considering this fallback position, it is considered that the external wall insulation would not cause any further degree of harm in terms of visual intrusion than would be caused as a result of works being undertaken under general permitted development. Moreover, it is also considered that the environmental and financial benefits as a result of proposed development would significantly outweigh any potential for any visual harm caused.

Impact of works (Design and appearance) - The proposal would introduce dark grey render as a new visual component to this primarily uniform terraced street, thereby altering its overall appearance. However, the proposed development would be along the rear of the application building and therefore would not be visible from the primary highway. Moreover, householders can implement this type of elevational alteration under householder general permitted development without the need for an application for planning permission, and therefore the proposed design and appearance would not cause any further degree of harm in terms of visual intrusion than would be caused as a result of works being undertaken under general permitted development. On balance, it is not considered that the proposal would be acceptable in design terms.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapters 2, 8 and 12; policies SP1, DM1, and EN4 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapters 2 and 4 of the Guide to Development in Manchester Supplementary

Planning Document and Planning Guidance (2007) and no comments or objections have been received in response to this application.

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 local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 13 June 2023.
- o Location Plan with application site edge in red, and Existing Plans and Elevations, Drawing Number: 22031-PIP-H7-XX-DR-A-PL-0007, Revision: P01, received by the City Council as the Local Planning Authority on 13 June 2023.
- o Design & Access Statement, received by the City Council as the Local Planning Authority on 13 June 2023.
- o Supporting Information / BBA CERTIFICATE, received by the City Council as the Local Planning Authority on 15 August 2023.
- o Supporting Information / WALL SYSTEM -1, received by the City Council as the Local Planning Authority on 15 August 2023.
- o Proposed Plans and Elevations, Drawing Number: 22031-PIP-H7-XX-DR-A-PL-1007, Revision: P02, received by the City Council as the Local Planning Authority on 28 June 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The proposed development shall be implemented using EnviroSil Primer with Granol Silicone Render KR finish (Kiev), in the locations shown on the approved drawing: Proposed Plans and Elevations, Drawing Number: 22031-PIP-H7-XX-DR-A-PL-1007, Revision: P02, received by the City Council as the Local Planning Authority on 28 June 2023.

Reason - To ensure that the appearance of the building is not adversely affected by the materials to be used to render the external façade, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

36 Cuthbert Avenue, Manchester, M19 3DG
35 Cuthbert Avenue, Manchester, M19 3DG
31 Cuthbert Avenue, Manchester, M19 3DG
32 Cuthbert Avenue, Manchester, M19 3DG
34 Cuthbert Avenue, Manchester, M19 3DG
30 St Oswald's Road, Manchester, M19 3DR
32 St Oswald's Road, Manchester, M19 3DR

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA