

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137268/FH/2023
Date registered valid: 20 July 2023
Proposal: Installation of external wall insulation to side and rear elevations
Address: 55 Audley Road, Manchester, M19 3EG
Ward(s): Levenshulme Ward

Applicant: Mr David Key
Agent (if any): Mr Hugh Fish, Progress in Practice
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 12.09.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 September 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 August 2023 Expired: 22 August 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to an end terraced property situated along the corner of Audley Road and Greening Road within the Levenshulme Ward, Manchester. Amenity space to the front of the property is confined to a small courtyard bounded by a low brick wall and further amenity space is sited to the side and rear of the host dwelling. The property benefits from an existing two storey rear outrigger.

The area consists largely of back-to back Victorian terraces within a predominately residential area of Levenshulme.

Description of development

The proposed development seeks installation of external wall insulation to rear and side elevations of the dwellinghouse. The external wall insulation would be applied to the rear and outrigger and side elevation of the property and would be covered in EnviroSil premier with Granol Silicone Render KR finish. The colour of render for the render would be capri. The agent has provided colour examples and render specification/technical information of the materials to be used.

The applicant site is one property within Phase 1 of the Levenshulme Area Based Scheme, an innovative Carbon Co-op project for the retrofit of 7no. homes in Levenshulme, Manchester. The colouration chosen is reflective of the principle of the scheme to reflect Levenshulme, Manchester. The colouration chosen is reflective of the principle of the scheme to reflective of

the principle of the scheme to reflect Levenshulme's vibrant and diverse community, as well as the emerging street art scene.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

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

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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. Development should have regard to the character of the surrounding area.

Issues

Principle

The submitted development application is for the installation of external wall insulation to rear and side elevations of dwellinghouse. The applicant site is one property within Phase 1 of the Levenshulme Area Based Scheme, an innovative Carbon Co-op project for the retrofit of 7no. homes in Levenshulme. The proposed development would improve the thermal qualities of the property and as such accords with the broad thrust of the Council's policies aimed at reducing carbon emissions. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

The only impact of the proposed works on visual/residential amenity would be in a visual sense. As existing the rear, outrigger and side elevation are characterised by red brick, typical of Victorian terraced properties. The use of the Capri coloured EnviroSil primer with Granol Silicone Render KR finish would contrast the existing palette of materials along the properties of Audley Road. However, given the property is to have improvement works under Phase 1 of the Levenshulme Area Based Scheme for the retrofit of 7no. homes in Levenshulme, Manchester and bright colours are at the heart of the vision for the scheme, the use of the more subtle colour than those shown as options within the Design and Access is therefore considered reasonable.

The render to the rear and side elevations of the property would primarily be viewed by residents to the rear and side of the property along Greening Road and properties along Audley Road to the north of the application site. The resulting impact is not considered so significant as to warrant refusal on the grounds of visual impact. Given the host dwelling is a corner property it is considered a prominent location within the streetscene with the use of Capri colour render would be noticeable to some degree along Greening Road's streetscene. However due to the boundary treatment and the angle of the side elevation in relation to the streetscene, any visual harm is considered to be minimal.

In addition, the proposed works would offer a significant improvement to the occupiers of the property, in terms of thermal insulation, economy and health and well-being, pursuant to policies DM1, SP1 and the NPPF. As such, it is considered that any harm from the contrasting colouration of the external wall insulation would be outweighed by the need to improve the thermal efficiency of the host property.

On balance, it is not therefore considered that the proposal would have a detrimental impact

upon the amenity of local residents and no comments or objections have been received from any of the residences notified of this application.

Design and Appearance

The works would equate to additional material covering for each wall, which would increase the building's thermal efficiency. The resulting elevations would be of a simple clean finish and would result in the loss of the original materials. This loss is regrettable, but balanced against the improved thermal efficiency of the building then change is considered acceptable. The colour is considered acceptable for those reasons discussed in the paragraph above.

Conclusion

Overall, the proposed development would contribute to improving the thermal efficiency of the property and reducing its carbon footprint. Although the colours are considered subtle, they would still contrast the existing typical red brick Victorian material palette along this section of Audley Road and Greening Road. Although the contrasting colour would be dissimilar to the original colouration of the dwellinghouse, in terms of visual/residential amenity any resulting harm would be outweighed by the increase to the thermal qualities of the property for the residents. The colour would create vibrancy to the rear and side of the property and would comply with Phase 1 of the Levenshulme Area Based Scheme, which aims to celebrate Levenshulme's vibrant and diverse community, by using bright colours. Further, a house could be painted any colour without needing formal planning consent. The proposal is therefore considered acceptable and complies with the National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1, EN4 and Saved Policy DC1 of the Unitary Development Plan.

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 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. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions to the approval have also been attached.

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 developments hereby approved shall be carried out in accordance with the following drawings and documents:

Document- Application Form

Document- Design and Access Statement

Stamped as received by the City Council as Local Planning Authority on 13 June 2023

Drawing- Plans and Elevations ref. 22031-PIP-H3-XXDR-A-PL-1003

Stamped as received by the City Council as Local Planning Authority on 28 June 2023

Supporting Information- BBA Certificate

Stamped as received by the City Council as Local Planning Authority on 04 July 2023

Supporting Information- Wall System

Stamped as received by the City Council as Local Planning Authority on 20 July 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 external wall insulation to be applied to the property hereby approved shall be implemented in accordance with:

Drawing- Plans and Elevations ref. 22031-PIP-H3-XXDR-A-PL-1003

Stamped as received by the City Council as Local Planning Authority on 28 June 2023

Supporting Information- BBA Certificate

Stamped as received by the City Council as Local Planning Authority on 04 July 2023

Supporting Information- Wall System

Stamped as received by the City Council as Local Planning Authority on 20 July 2023

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of

Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

32 Greening Road, Manchester, M19 3EQ
50 Audley Road, Manchester, M19 3FQ
31 Greening Road, Manchester, M19 3EQ
53 Audley Road, Manchester, M19 3EG
48 Audley Road, Manchester, M19 3FQ
46 Audley Road, Manchester, M19 3FQ
57 Audley Road, Manchester, M19 3EG

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