

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137267/FH/2023
Date registered valid: 20 July 2023
Proposal: Installation of external wall insulation to rear and side elevations
Address: 32 Greening Road, Manchester, M19 3EQ
Ward(s): Levenshulme Ward

Applicant: Ms Katie Brandon
Agent (if any): Mr Hugh Fish, Progress in Practice
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 September 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 August 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.

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of redbrick with a grey slate dual pitch roof. The property features white uPVC windows, an inset front porch, a modest front garden bordered by a low-level redbrick wall, a two-storey rear outrigger, and a detached outbuilding situated within a rear garden.



Figure 1. Principal elevation.



Figure 2. View of gable end from street.



Figure 3. Rear and side elevations.

Description of area

Greening Road is a residential street situated within the Levenshulme ward of Manchester, close to Greenbank Playing Fields, Nutsford Vale Park, and Stockport Road (A6). The area is primarily residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the installation of external wall insulation to rear and side elevations.

Planning History

No previous planning history.

Consultations & Notification Responses

One letter of support was received from one local resident in response to the application. Their comments are summarised as follows:

- No.32 Greening Road features a gable end wall, meaning the property is susceptible to external noise and heat loss.
- External wall insulation would alleviate these issues.

Highways made the following comments:

- "The associated internal and external alterations will be contained within the site boundary and will not impinge upon the adopted highway; this is acceptable to Highways.
- Pedestrian access and egress points will remain as existing, which is acceptable to Highways. There will be no on-site parking.
- The applicant should be advised that all gated accesses/doors (except fire doors) will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.
- It is noted that the existing waste and servicing arrangements will continue, this is acceptable to Highways.
- Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via
- Email --highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk"

Policies

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance.

- Policy DC1: Residential extensions

The Manchester Core Strategy Development Plan Document (2012-2027)

The 'Core Strategy was adopted by the City Council on the 11th July 2012.

- Policy DM1: Development management
- Policy SP1: Spatial principles
- Policy EN4: Reducing CO2 emissions by enabling low and zero carbon development

The National Planning Policy Framework (NPPF, 2021)

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

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April, 2007)

- Chapter 4: Environmental standards

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – the principle of retrofitting and installing external wall insulation (EWI) to the side and rear elevations of the property to improve its thermal qualities, energy efficiency and lessen its carbon footprint is acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038. The proposal therefore accords with 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 appearance and impact upon visual and residential amenity.

Appearance and visual amenity – the external wall insulation (EWI) would be installed on the eastern / northeastern side elevation and rear elevation of the property and would consist of a 0.2m layer of EnviroSil Primer with Granol Silicone Render KR finish (RAL7043) in dark grey, which would coat the existing redbrick walls of the property, covering the entirety of their faces. On the rear elevation of the property, the EWI would also extend below ground level to coat the foundations, whilst the render would finish approximately 0.246m above ground level on the property's side elevation, facing onto the shared alleyway. The rafters of the property would also be extended by approximately 0.25m to provide coverage to the EWI.

Sited at the side and rear of the property, the EWI would be visible within the street scene and public realm due to the proposed render being featured on the property's gabled side elevation. At present, the properties along Greening Road are relatively uniform in terms of their appearance, with redbrick featured along their principal elevations and some properties featuring red painted faces to match the brick. The proposal would introduce dark grey render as a new visual component to this primarily uniform terraced street, thereby altering its overall appearance.

The proposal is therefore considered acceptable due to its accordance with policies SP1, DM1, and EN4 of the Core Strategy, policy DC1 of the UDP, and chapters 2 and 12 of the NPPF.

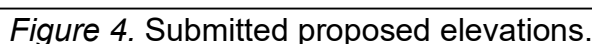


Figure 4. Submitted proposed elevations.

Residential amenity – 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 also not considered to have a detrimental impact upon the amenity of neighbouring residents and no comments or objections have been received in response to this application.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon existing levels of visual and residential amenity as it broadly complies with policy DC1 of the UDP, policies SP1, DM1 and EN4 of the Core Strategy, chapters 2, 8 and 12 of the NPPF and chapter 4 of the Guide to Development in Manchester.

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 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

- 'H2 Proposed Section', numbered '22031-PIP-H2-XX-DR-A-PL-3000 REV P01', stamped as received by the City Council as Local Planning Authority on the 14th August 2023.

-‘H2 Proposed Elevations’, numbered ‘22031-PIP-H2-XX-DR-A-PL-2000 REV P01’, stamped as received by the City Council as Local Planning Authority on the 14th August 2023.
-‘H2 Proposed Plans’, numbered ‘22031-PIP-H2-ZZ-DR-A-PL-1000 REV P01’, stamped as received by the City Council as Local Planning Authority on the 14th August 2023.
-‘Typical Window Details’, numbered ‘22031-PIP-ZZ-XX-DR-A-31-0101 REV P01’, stamped as received by the City Council as Local Planning Authority on the 14th August 2023.
-‘Typical External Door Details’, numbered ‘22031-PIP-ZZ-XX-DR-A-31-1101 REV P01’, stamped as received by the City Council as Local Planning Authority on the 14th August 2023.
-‘Typical EWI End Plan Detail’, numbered ‘22031-PIP-ZZ-XX-DR-A-21-0006 REV P01’, stamped as received by the City Council as Local Planning Authority on the 14th August 2023.
-‘Typical Eaves Section Detail’, numbered ‘22031-PIP-ZZ-XX-DR-A-21-0004 REV P01’, stamped as received by the City Council as Local Planning Authority on the 14th August 2023.

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 development hereby permitted shall match those specified on the submitted application form and approved plans, including EnviroSil Primer with Granol Silicone Render KR finish (RAL7043) in dark grey.

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 development, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the Council's Highway Applications and Network Resilience teams via Email --highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

55 Audley Road, Manchester, M19 3EG
31 Greening Road, Manchester, M19 3EQ
29 Greening Road, Manchester, M19 3EQ
45 Audley Road, Manchester, M19 3EG
30 Greening Road, Manchester, M19 3EQ
53 Audley Road, Manchester, M19 3EG
49 Audley Road, Manchester, M19 3EG
47 Audley Road, Manchester, M19 3EG
51 Audley Road, Manchester, M19 3EG
33 Guildford Road, Manchester, M19 3FP
31 Guildford Road, Manchester, M19 3FP

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