

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137171/FH/2023
Date registered valid: 9 June 2023
Proposal: Installation of external wall insulation with render finish
Address: 345 Cheetham Hill Road, Manchester, M8 0SF
Ward(s): Cheetham Ward

Applicant: Mr Muazzam Baig, Climate Insulation Limited
Agent (if any): Mr Tahir Adrees, Climate Insulation Limited
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 06.09.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 July 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 June 2023 Expired: 13 July 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:

Tree Preservation Order:

Description of Site/Area

The application site relates to a brick built mid terraced property situated along Cheetham Hill Road, in the Cheetham Ward of Manchester. The property appears to be a residential dwelling and benefits from a large double fronted bay window along the front elevation and rear hardstanding area.

This area of Cheetham Hill Road is categorised by mixed use developments with commercial units along the ground floor and residential flats along the upper floors. The surrounding area incorporates mixed use developments, terraced housing and Smedley Lane Playing Fields to the north of the application site.

Description of development

The applicant is seeking planning permission for the installation of external wall insulation (EWI) to the front and rear elevations of the property. It should be noted that during the site visit that work had already begun on the rendering on the front elevation however the planning agent had confirmed that work had ceased until permission was obtained.

Revised drawings have been received altering the materials of the proposal to a brick slip appearance to match the existing brickwork.

Consultations & Notification Responses

Local residents were notified and no responses were received.

Policy

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The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance.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 to the front 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 20238. 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.

Residential and Visual Amenity

The external wall insulation would be installed on the front and rear elevations covering the full width of the property, consisting of layer of brick slip coating the red brick currently present at the property. Sited at the front and rear of the property, the EWI would be visible within the street scene. At present, the properties along the western side of this section of Cheetham Hill Road are relatively uniform in terms of their appearance with red brick present on each of their principal elevations. 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.

Additionally, it is believed that the environmental and financial benefits that would be incurred as a result on installing the EWI would significantly outweigh any potential 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 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

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. No significant

problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

Document: Application Form

All stamped as received by the City Council as Local Planning Authority on 05 June 2023

Drawing: Location Plan

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

Drawing: Elevations

Stamped as received by the City Council as Local Planning Authority on 23rd August 2023

Document: Render Specification

Stamped as received by the City Council as Local Planning Authority on 29 August 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 extension hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

Appendix 1 – List of consultees & neighbours notified

343A Cheetham Hill Road, Manchester, M8 0SF
Flat 2, 343A Cheetham Hill Road, Manchester, M8 0SF
First Floor, 343A Cheetham Hill Road, Manchester, M8 0SF
264 Cheetham Hill Road, Manchester, M8 8UG
341 Cheetham Hill Road, Manchester, M8 0SF
349 Cheetham Hill Road, Manchester, M8 0SF
343 Cheetham Hill Road, Manchester, M8 0SF
4 Beechfield Street, Manchester, M8 0SG
266 Cheetham Hill Road, Manchester, M8 8JB
8 Beechfield Street, Manchester, M8 0SG
6 Beechfield Street, Manchester, M8 0SG
347 Cheetham Hill Road, Manchester, M8 0SF

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA