

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136080/FH/2023
Date registered valid: 26 January 2023
Proposal: Installation of external wall insulation to front and rear elevations
Address: 4 Deanbank Avenue, Manchester, M19 2EZ
Ward(s): Burnage Ward

Applicant: Mr Paul Bower
Agent (if any):
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 February 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 February 2023 Expired: 7 March 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 mid-terraced three-storey dwellinghouse of brown brick with a split pitched roof. The property features brick elevations with horizontal timber weatherboarding (painted white) which frames each of the window openings to the front and rear. The property also features a front porch canopy, front driveway, a centrally positioned full height chimney stack and a small rear garden.



Figure 1. Principal elevation of No.4 Deanbank Avenue.



Figure 2. Rear view of No.4 Deanbank Avenue.

Description of area

Deanbank Avenue is a residential cul-de-sac situated within the Burnage ward of Manchester, close to Stockport Road (A6), Fallowfield Cycling Loop and Beech House Bowling & Social Club. The surrounding area incorporates a variety of residential accommodation, including semi-detached properties, terraces, and the West Point Lodge housing development.

Description of development

The applicant is seeking permission for the installation of external wall insulation (EWI) to the front and rear elevations of the property.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

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The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance.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 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 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 would be installed on the front and rear elevations of the property and would consist of a 0.2m layer of white render coating the brown brick, timber weatherboarding and chimney currently present at the property. On both elevations, the EWI would also extend below ground level to coat the foundations and (excluding the portion coating the chimney) would have the following approximate dimensions: 8.085m in height, 4.012m in width and 0.2m in depth.

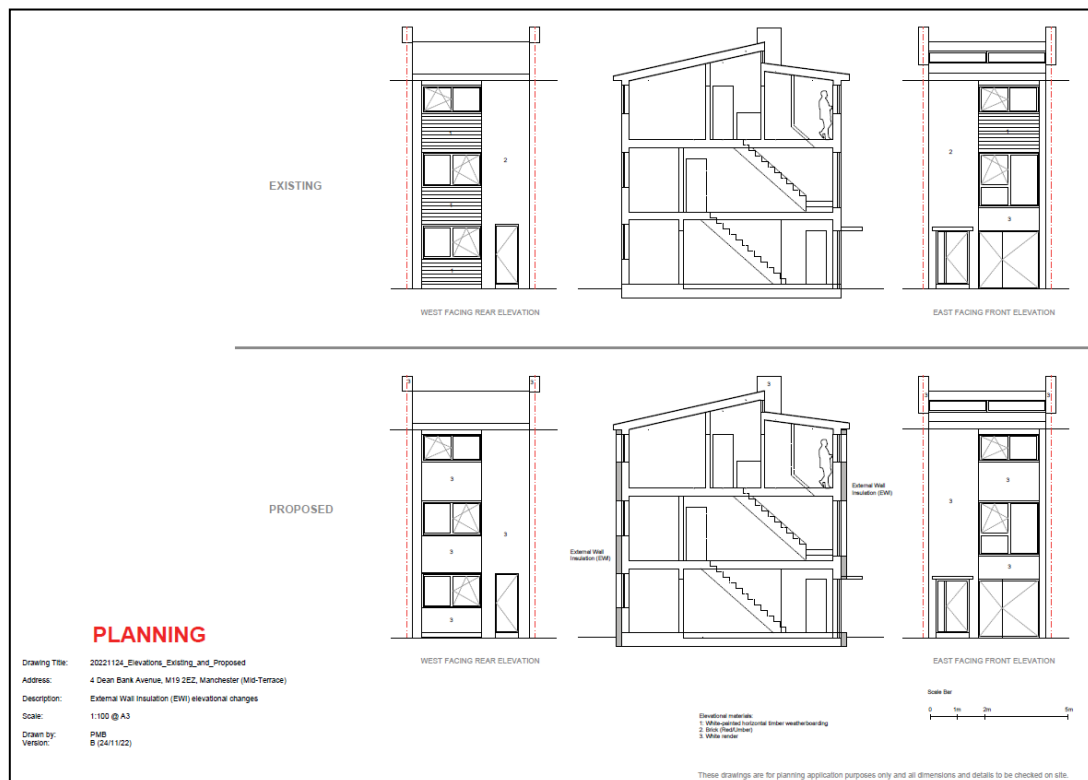


Figure 3. Existing and proposed plans, as submitted by the applicant.

Sited at the front and rear of the property, the EWI would be visible within the street scene and public realm. At present, the properties along Deanbank Avenue are relatively uniform in terms of their appearance with brown brick and timber weatherboarding present on each of their principal elevations. The proposal would introduce white render as a new visual component to this primarily uniform terraced street, thereby altering its overall appearance.

It should be noted however, that white render features on some of the residential properties situated close by along Grange Avenue, an adjoining street. Indeed, The Grange, No.1, No.3, No.5 and No.7 Grange Avenue all feature white render in some form on their principal elevation. As such, it is believed that the introduction of white render along Deanbank Avenue would not be visually incongruous, nor would it cause substantial visual harm to the overall appearance of this locale. Finally, it is believed that the environmental and financial benefits that would be incurred as a result of installing the EWI would significantly outweigh any potential harm caused.

The proposal is therefore considered to be acceptable as it accords 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. Excerpt from Google Earth, depicting the white render present on the properties along Grange Avenue.



Figure 5. Properties featuring white render along Grange Avenue.



Figure 6. Properties featuring white render along Grange Avenue.

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. 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 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 drawings labelled:

- '20221124_Elevations_Existing_and_Proposed', stamped as received by the City Council as Local Planning Authority on the 26th January 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.

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.

Appendix 1 – List of consultees & neighbours notified

6 Deanbank Avenue, Manchester, M19 2EZ
5 Deanbank Avenue, Manchester, M19 2EZ
3 Deanbank Avenue, Manchester, M19 2EZ
2 Deanbank Avenue, Manchester, M19 2EZ
1 Deanbank Avenue, Manchester, M19 2EZ
26 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
27 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA