

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135158/FH/2022
Date registered valid: 10 October 2022
Proposal: Extension to existing rear balcony and external alterations including external wall insulation.
Address: 21 Meadow Bank, Manchester, M21 8EF
Ward(s): Chorlton Ward
Applicant: Mr Dave & Mrs Sue Bright Editonal Studio 21 Meadow Bank, Manchester, M21 8EF
Agent (if any): Ms Jo Sharples, Editonal Studio, 50 Stockton Road, Manchester, M21 9ED
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 22 December 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2022

Standard consultations: Printed: 13 October 2022 Expired: 3 November 2022

Neighbour notifications: Printed: 13 October 2022 Expired: 3 November 2022

Site notice: Posted: 19 October 2022 Expired: 9 November 2022

Press advert: Published: 18 October 2022 Expired: 8 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick, red clay roof tiles, with a hipped roof and cream render. The arts and crafts style property features a porch, timber eaves brackets, brick soldier sills and an existing rear conservatory. The plot includes front and rear gardens, with access down the side of the property and a driveway to the front.

Description of area

Meadow Bank forms part of Chorltonville Conservation Area, an area of large detached and semi-detached family dwellinghouses in the arts and crafts style. The private roads are tree-lined and arranged around a central grassed roundabout, with Chorlton District Centre to the north, Brookburn Primary School to the west and West Didsbury & Chorlton football club to the south.

Description of development

The applicant is seeking permission to enlarge the existing rear balcony, replace the windows and doors within the rear elevation and apply external insulation and new render to improve the thermal efficiency of the property.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of support received:

I understand the applicant is looking to change the colour of the proposed window frames, balustrade and have additional screening on the balcony / stairs on the rear elevation. We have discussed these amendments in person and I can confirm as neighbours we have no issues with what is proposed.

Environmental Health – I write in response to your memorandum of the 13 October 2022 regarding the above application and to inform you that I have no adverse comment or objection to this application.

Chorlton Voice – No comments received.



Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP, 1995), saved policies of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

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

Issues

Principle – The principle, of enlarging an existing balcony and installing new windows/doors and external insulation to improve accommodation for a family dwellinghouse, is acceptable given the provisions of saved UDP policy DC1. However, consideration must be given to the proposals siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity and upon the character of the conservation area.

Siting, scale and massing – The existing rear balcony would be extended in width, 2.2m towards the party wall, whilst retaining the same height (2.38m platform, 3.38m to the balustrade) and depth (1.8m from the rear elevation) as existing. The side adjacent to the boundary shared with No.23 would have a 1.8m high privacy screen. The siting and scale of the balcony extension is in-line with the existing structure and considered appropriate. The external wall insulation with new render would cover the entire property from the eaves down to the ground, on all three elevations, which would improve the thermal efficiency of this old property. Altogether this would add 0.15m thickness to each external wall, with elongated eaves (+0.3m) to cover this. Two sets of bi-fold doors are proposed for the ground floor rear, opening onto the balcony, in place of the existing rear windows and door. The additions are considered subservient and appropriated scaled and sited, pursuant to policies DM1, DC1 and SP1.

Design and impact upon visual amenity and conservation area – The balcony extension would match existing, with a 1m high anthracite metal balustrade. The new bi-fold doors would be anthracite grey aluminium with bellmouth detailing over. The rest of the uPVC windows within the rear elevation would be changed for anthracite grey versions. The proposed external cladding comprises of natural wood fibre insulation with white lime render. The applicant plans to extend the eaves, add brick slips to the lower course, to match existing and reinstate the characteristic bellmouth details over windows and doors, with flared corners. This would be in-keeping with the character of the Chorltonville conservation area, however as no specifications or details for the exact finishes and trims have been submitted, these have been requested as part of a condition to be discharged prior to its installation. Due to the location at the rear, the balcony and new grey windows would not be visible from the highway and therefore would not feature within the streetscene. Extensions and alterations are a common feature of Chorltonville due to the wealth of the area and prevalence of owner-occupied properties. Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. The proposal does not remove important features of the property and the principal frontage would remain very similar given the reinstatement of lime render bellmouth detailing over windows and doors. Due to the siting and scale of the extensions it is not considered that the proposal would have an unduly detrimental impact upon the character of the Chorltonville Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

Residential amenity – The existing balcony does not feature a privacy screen as it was installed many years ago. The extension to this warranted a screen given the distance to the shared boundary, hence an obscure 1.8m high screen is proposed for that side. This would arguably improve the current situation and give less opportunity for overlooking the neighbouring garden than at present, which is welcomed. The addition of insulation and new windows do not affect amenity. In addition, no objections were received and a letter of support from a local resident was received, hence the proposal is deemed acceptable in terms of impacts upon residential amenity.



Conclusion – The proposal complies with policies DC1 and DC18 of the UDP, DM1, SP1 and EN3 of the Core Strategy and the National Planning Policy Framework. It is considered the benefits of insulating the family dwellinghouse outweigh the small degree of harm caused and it received no objections. It is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers or cause substantial harm to the visual amenity of the house nor the character of Chorltonville Conservation Area. The proposed development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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. 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

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 drawings numbered:

- 12_01 rev A, 12_02, 12_03
- 15_01, 15_02 rev A, 15_03 rev A
- 16_01 rev A

All stamped as received by the City Council as Local Planning Authority with the application form on the 6th December 2022.

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 extensions/alterations hereby permitted shall match those specified on the revised drawings received on the 6th December 2022.

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.

4) Prior to installation of the external insulation, the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- Specifications and/or samples of materials to be used
- Cross-section (at a scale of 1:20 ideally)
- Details of finish and trims where the external insulation meets fenestrations and the party wall with adjoining semi

The development shall be installed in accordance with the approved details.

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

5) Prior to the first use of the extended balcony the opaque privacy screen, shown on the revised drawings 12_01 rev A, 15_02 rev A, 15_03 rev A and 16_01 rev A, shall be installed and shall be retained thereafter for the lifetime of the balcony.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Chorlton Voice

19 Meadow Bank, Manchester, M21 8EF
32 Meadow Bank, Manchester, M21 8EE
23 Meadow Bank, Manchester, M21 8EF

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
Conservation Area - Chorltonville Conservation Area 1992
Flood Zones Type 2 (low to medium risk)
Flood Zones Type 3 (high risk)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Historic Landfill Site 250m Buffer
Historic Landfill Site 250m Buffer
Area Team Boundary - Name: SOUTH AREA