

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134958/FH/2022
Date registered valid: 15 September 2022
Proposal: Application of insulated render to the exterior of the property
Address: 13 Woodhouse Road, Manchester, M22 1PZ
Ward(s): Woodhouse Park Ward
Applicant: Mr Iulian Jelea, 13 Woodhouse Road, Manchester, M22 1PZ
Agent (if any): Mr Howard Lawrenson, Lawrenson Associates, 1 The Globe, 142 Hardshaw Street, St. Helens, WA10 1JT
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 10 November 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 November 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 September 2022 Expired: 14 October 2022

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 semi-detached C3 dwellinghouse of brown brick with a concrete tiled gable roof and white and grey fenestrations. The property is located on a corner, with two principle elevations and an existing single storey side and rear extension. The plot includes front and rear gardens bound by fencing and a driveway.

Description of area

Woodhouse Road is residential in nature and characterised by similar two storey semi-detached and terraced family dwellinghouses with gardens, located within the housing estate off Cornishway in Woodhouse Park. The estate features a mixture of owner-occupied, rented and social housing.

Description of development

The applicant is seeking permission to apply insulated render to all external elevations of the property.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

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

- Chapter 12 – Achieving well-designed places

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





Issues

Principle – Applying insulated render to a residential property is acceptable in principle however consideration must be given to the proposal's design and appearance and impact upon existing levels of visual amenity. In this case residential amenity is not considered to be impacted due to the minor nature of the works.

Design, appearance and visual amenity – The works entail applying K-Rend silicone TC 15 smooth white render to the three external walls of the property to improve its thermal efficiency. The change in colour would contrast with the adjoining semi, which would remain bare reddish-brown brick, and would be visible within the Woodhouse Road streetscene. Although the houses on this particular block have not painted or rendered their walls, many nearby homes have, including those in the images above, on Burran Road, Lincombe Road, Cornishway and Thornsgreen Road, all within a 100m radius of the application site. A precedent for painting external walls has already been established in the area, of which the works are usually permitted development, as it states in Schedule 2, Part 2, Class C of the GPDO (2015) that the painting of the exterior of a building, with any colour, is permitted so long as the painting is not for the purpose of advertisement, announcement or direction. Thus, the applicant's house could be painted any number of bright colours without the requirement of an application therefore, on balance, the proposed white render is considered acceptable and should not significantly harm the visual amenity of the semi or surrounding area, pursuant to policies DM1 and SP1.

Conclusion – The proposal should not cause significant disamenity to the surrounding residents, having received no objections, and broadly complies with the policies contained within the Core Strategy and NPPF, therefore the development is considered acceptable and may commence in accordance with the plans and the following conditions.

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

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 drawing numbered '02', stamped as received by the City Council as Local Planning Authority with the application on the 15th September 2022.

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 development hereby permitted shall match those as specified in the application form and on the drawing '02'.

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

2 Woodhouse Road, Manchester, M22 1PZ
11 Woodhouse Road, Manchester, M22 1PZ
1 Thornsgreen Road, Manchester, M22 1GB
Marion Lauder House, 20 Lincombe Road, Manchester, M22 1PY
6 Thornsgreen Road, Manchester, M22 1QD
4 Thornsgreen Road, Manchester, M22 1QD
2 Thornsgreen Road, Manchester, M22 1QD
15 Woodhouse Road, Manchester, M22 1PZ

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 - Within Outer Area

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Area Team Boundary - Name: SOUTH AREA