

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134817/FH/2022

Date registered valid: 6 September 2022

Proposal: Installation of External Wall Insulation to front and rear elevations to reduce carbon emissions.

Address: 39 Kingsbridge Road, Manchester, M9 5SQ

Ward(s): Harpurhey Ward

Applicant: Mr Elliot Simm, Manchester City Council, 39 Kingsbridge Road, Manchester, Manchester, M9 5SQ

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 September 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: No

Tree Preservation Order: No

Description of area

The application site relates to 39 Kingsbridge Road and is located within the north Manchester ward of Harpurhey. The application site is a two storey, mid-terraced, red brick property with blocks of cream render across the front and rear elevation. Amenity space to the front of the property consists of a small, grassed area with flagged paving with steps leading up to the front door. Amenity space to the rear of the property consists of a further garden space with hardstanding and the garden has a steady incline to reach the rear boundary line which leads to a small alleyway.

Description of development

The proposed development seeks planning permission for the installation of external wall insulation to front and rear elevations to reduce carbon emissions. The property is part of an ERDF funded Homes and Energy Systems scheme that aims to make the property 'Net Zero Carbon' including provision to reduce heat loss and improve aesthetics. The external wall insulation would be covered in render from supplier K-Rend and would use the scraped render finish colour ivory. An online sample of the colour was sent via email from the agent on 5 October 2022 and can be found using the following link:

<https://www.k-rend.co.uk/swatch-simulator>.

Planning history

040761- Kingsbridge Estate- City Council Development- Creation and improvement of private gardens, environmental and security works, including new car parking, fencing and walling. Approved 5 March 1992.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development); states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through various actions.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the installation of External Wall Insulation to front and rear elevations to reduce carbon emissions. The proposed development would improve the thermal qualities of the property and as such accords with the broad thrust of the Council's policies aimed at reducing carbon emissions. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

The only impact of the proposed works on visual/ residential amenity would be in a visual sense. As existing, the front and rear elevations are characterised by red brick with some blocks of cream render. As proposed, the entire of the front and rear elevations would be covered with the ivory render to finish the external wall insulation. Although the elevations would change in terms of colour and materials, the change in appearance is not considered to create any adverse impacts, since the render takes inspiration from the existing cream render at the site. During the site visit, construction was being undertaken for residential properties on the opposite side of Kingsbridge Road (planning ref: 110464/MO/2015/N1). These properties are to be built of red brick and as such would create a contrast to the properties along Kingsbridge Road, including the applicant property. As such, the change to the front elevation with the installation of external wall insulation and ivory render would be seen within the context of the varying materials within the wider streetscene. Therefore, the proposal would not be considered to have an adverse impact on visual/residential amenity.

In addition, the proposed works would offer a significant improvement to the occupiers of the property, in terms of thermal insulation, economy and health and well-being, pursuant to policies DM1, SP1 and the NPPF. The property would be used as an exemplar for the ERDF funded scheme that aims to make the property 'Net Zero Carbon' including provision to reduce heat loss and improve aesthetics. In addition, only the front elevation is visible from the streetscene. Although the rear of the properties along Kesteven Road would look into the rear of the applicant property, the changes in terms of the rear elevation as part of this proposal would not give rise to any adverse amenity implications.

On balance, it is not therefore considered that the proposal would have a detrimental impact upon the amenity of local residents and no comments or objections have been received from any of the residences notified of this application. As such, any approval shall include a condition, conditioning the render to the specification presented by the agent.

Design and Appearance

Altogether the works would equate to additional material covering for each wall, it would increase the building's thermal efficiency. The resulting elevations would be of a simple clean finish and would result in the loss of the original materials. This loss is regrettable but balanced against the improved thermal efficiency of the building, this change is considered acceptable. The colour is considered acceptable for those reasons discussed in the paragraph above.

Car parking

Car parking would be unaffected by any approval granted.

Refuse storage

Refuse storage would be unaffected by any approval granted.

Conclusion

Overall, the proposed development would contribute to improving the thermal efficiency of the property and reducing its carbon footprint. The proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance of the proposal is considered to have the least minimal impact by using an external render with a finish which takes colour inspiration from the host property. The proposal is therefore considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1, NE4 and Saved Policy DC1 of the Unitary Development Plan.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 30 August 2022.
- Drawing- Existing & Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 31 October 2022.
- Drawing- Location Plan (1), stamped as received by the City Council as Local Planning Authority on 30 August 2022.
- Drawing- Location Plan (2), stamped as received by the City Council as Local Planning Authority on 30 August 2022.
- Correspondence- Email, stamped as received by the City Council as Local Planning Authority on 5 October 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The external wall insulation to be applied to the property hereby approved shall be implemented in accordance with the K-Rend scraped render finish- ivory colour as set out in 'Correspondence- Email', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of

Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

43 Kingsbridge Road, Manchester, M9 5SQ
37 Kingsbridge Road, Manchester, M9 5SQ
22 Delaware Walk, Manchester, M9 5SG
41 Kingsbridge Road, Manchester, M9 5SQ
28 Delaware Walk, Manchester, M9 5SG
26 Delaware Walk, Manchester, M9 5SG
24 Delaware Walk, Manchester, M9 5SG
39 Kingsbridge Road, Manchester, M9 5SQ

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