

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133592/FH/2022

Date registered valid: 11 July 2022

Proposal: Installation of external wall insulation

Address: 20 Wincombe Street, Manchester, M14 7PJ

Ward(s): Moss Side Ward

Applicant: Nicholls E.ON Energy Installation Services 20 Wincombe Street,
Manchester, M14 7PJ

Agent (if any): Mr Dave Nicholls Eon Floor 3, Westwood House, Westwood Business
Park, Coventry, CV8 4TT

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 05.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 August 2022

Standard consultations:

Printed: 19 July 2022 Expired: 9 August 2022

Neighbour notifications

Printed: 19 July 2022 Expired: 9 August 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

Description of area

The application property is a red brick mid terrace residential property within the Moss Side Ward with ground floor bay windows and canopy detail above the full front width and over the front door. The properties have similar finishes and detailing with painted or varying colour of bricks around first floor windows brick detail at just below eaves level at the front. Number 20 also includes a gable roof detail at the front which is a detail only replicated on both end properties within the terrace and the middle property. The property is back of pavement and have no front private space. The surrounding and attached properties are of a similar type and finish to the application property.

Description of development

The proposals are the application of a external wall insulation scheme with a render finish (proposed white and/or cream) to all external walls.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, no responses were received.

MCC Highway Services - The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. It is accepted that no

highway concerns in terms of safety or capacity are considered likely to arise. Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

Issues

Principle - Installing external insulation and rendering a house is acceptable in principle however consideration must be given to the proposal's design and appearance and impact upon existing levels of visual and residential amenity.

Design and appearance - The works entail attaching 90mm insulation board to the external walls to the front and rear of the property with , covering with a base render with re-enforcing mesh; a second layer of render and a finishing silicone render. Altogether this would equate to 10cm of additional material covering each wall, which would increase the building's thermal efficiency. The agent had indicated that the proposed external render would be finished in a cream or white finish. The resulting elevations would be of a simple clean finish and would result in the loss of some of the brick detailing at eaves level. This loss of detailing is regrettable but balanced against the improved thermal efficiency of the building this loss of detail is accepted.

Visual amenity - The change in colour would contrast with the adjoining terraced properties which are of a tradition red brick stock with some examples on the street of painted bricks. Therefore the contrasting finish would be prominent in the street, whilst there are no restrictions to the painting of external walls of properties the proposed works do require planning permission and the street elevation would be a prominent change in contrast to the other properties on the street. As such it is proposed that a condition be attached to any approval so the finish of the external insulation is of a similar appearance in terms of colour to the original external bricks.

Residential amenity - 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. 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.

Conclusion - With the imposition of a condition regarding the finish to the render it is not considered that the proposal would 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

The application has been considered in a timely manner, in this instance appropriate conditions have been attached to the decision which has been issued within statutory timescale's.

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:

Drawing references A01; A02;A03;A04;A05;A06; A07 as received on the 11th July 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 external wall insulation to be applied to the property hereby approved shall have a coloured finish of a similar visual appearance to the existing original brick used in the construction of the external walls of the property.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

17 Wincombe Street, Manchester, M14 7PJ
17 Camborne Street, Manchester, M14 7PH
22 Wincombe Street, Manchester, M14 7PJ
18 Wincombe Street, Manchester, M14 7PJ
15 Wincombe Street, Manchester, M14 7PJ
21 Camborne Street, Manchester, M14 7PH
19 Wincombe Street, Manchester, M14 7PJ
19 Camborne Street, Manchester, M14 7PH

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
Area Team Boundary - Name: SOUTH