

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133580/FH/2022

Date registered valid: 22 April 2022

Proposal: The proposals comprise of a range of retrofit works to an existing semi-detached property. Works include external wall insulation with render finish to the gable elevation, extension of the existing roof verge, installation of an air source heat pump along the rear elevation and replacement windows to side and rear elevations and replacement external doors to front and rear elevations.

Address: 123 College Road, Manchester, M16 0AA

Ward(s): Whalley Range Ward

Applicant: Mr Alan Williams, 123 College Road, Manchester, Manchester, M16 0AA

Agent (if any): Marianne Heaslip, People Powered Retrofit Ltd, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 June 2022

Standard consultations: Printed: 6 May 2022 Expired: 27 May 2022

Neighbour notifications: Printed: 6 May 2022 Expired: 27 May 2022

Site notice: Posted: 19.05.2022 Expired: 09.06.2022

Press advert: Published: 17 May 2022 Expired: 7 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a large two storey semi-detached C3 dwellinghouse of red brick and slate, with a gable roof, white painted stone sills, timber fenestrations and large bay windows. It also features existing solar panels on the rear roof slope. The plot includes front and rear gardens with established planting.

Description of area

College Road is verdant and predominantly residential in nature. It is characterised by a mixture of Victorian villas and semis, with some modern infill developments. The area benefits from its proximity to Manley Park, several major bus routes and the shops and restaurants along Upper Chorlton and Manchester Road.

Description of development

The applicant is seeking permission for a range of retrofit works to an existing semi-detached property. Works include external wall insulation with render finish to the gable elevation, extension of the existing roof verge, installation of an air source heat pump along the rear elevation and replacement windows to side and rear elevations and replacement external doors to front and rear elevations.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of support was received, in which the resident stated “*I hope the application is successful*”.

Whalley Range Conservation Area Group – 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
- 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, 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 installing external wall insulation, an air source heat pump and new windows and doors, to increase the thermal efficiency of a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity as well as upon the character of the conservation area.

Siting, scale and massing – The air source heat pump would be sited at the rear, adjacent to the ground floor decking, not adjoining the rear wall itself. It's housing would have a cubic volume of 0.37m³, sited over 3m to from boundary and would not be visible from the highway, hence this element of the development is considered to be Permitted Development, not requiring permission. The external wall insulation and render would be fitted to the main side elevation only, with a thickness of 0.22. The roof verge above would be extended by 0.33m in order to protect the top join from the elements as well as ensure the barge boards appear as original. The siting, scale and massing of the proposed works is considered both subservient and appropriate, in line with policies DM1, SP1 and EN3.

Design and impact upon visual amenity and conservation area – The EWI would feature breathable mineral wool board, to prevent condensation, with a K-Rend render coating in limestone white (colour to match the original painted stone within the front elevation) and an accoya timber trim to front and rear, in honey glow stain, to hide the joint. The extended roof would be constructed in materials to match the existing roof. The air source heat pump (Mitsubishi Ecodan R32 Monobloc Air Source Heat Pump) would sit within white casing, between the decking and basement access and is therefore not visible from outside of the applicant's rear garden. Some existing windows in the side and rear elevation would be replaced with like-for-like (white timber) and the side and front doors would be replaced with timber doors, grey to the front and green to the side. Two neighbouring properties to the side,

No's 191 and 121, both have a white/cream render applied to their rear elevations and the neighbour two doors down, No.127, has a cream painted side elevation. Elsewhere in the conservation area No.23 Range Road (126566/FH/2020), 57 Wood Road (097185/FH/2011) and 2 Park Drive (105421/FH/2014) all feature EWI and render to their side elevations, similar to this proposal.

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 retains the important features of the property and replicates the style and materials where possible. The existing frontage would remain largely unchanged aside from a new front door, in timber with a colour to match the adjoining semi, and the extended (33cm) roof verge to match existing. It is considered the benefits of the retrofitting works outweigh the small degree of harm caused. Due to the appropriate design, small scale and high quality materials of the proposal, it is not considered that the works would have an unduly detrimental impact upon the character of Whalley Range 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 – Due to the nature, scale and siting of the proposals, it is not considered that the works would cause undue harm to residential amenity in terms of sunlight, overshadowing, overlooking and privacy. In addition to this, no objections were received and a letter of support was received, therefore the revised proposal is considered acceptable in terms of impacts upon residential amenity.

Conclusion – The proposal complies with policies DM1, SP1 and EN3 of the Core Strategy, saved policies DC1 and DC18 of the UDP and the NPPF. The application received no objections and is not thought to significantly harm the existing levels of residential amenity currently enjoyed by neighbouring occupiers and are considered to cause less than substantial harm to Whalley Range Conservation Area and the visual amenity of the dwellinghouse. The proposed works are therefore deemed acceptable and may commence in accordance with 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 drawings numbered '2.002' and '2.003' and the Design and Access Statement, stamped as received by the City Council as Local Planning Authority on the 22nd April 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 specified on the submitted drawings and D+AS, including:

- EWI with K Rend render finish in limestone white
- Accoya timber trim (honey glow stain)
- Roof extension to match existing
- White timber framed windows

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

Whalley Range Conservation Area Group

125 College Road, Manchester, M16 0AA
121 College Road, Manchester, M16 0AA
14 Park Mews, Park Drive, Manchester, M16 0FD
13 Park Mews, Park Drive, Manchester, M16 0FD
12 Park Mews, Park Drive, Manchester, M16 0FD
11 Park Mews, Park Drive, Manchester, M16 0FD
202 College Road, Manchester, M16 0AA
200 College Road, Manchester, M16 0AA

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 - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH