

Planning

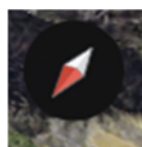
Growth & Development

Delegated officer report for planning application

Application no. 143482/FH/2025
Date registered valid: 19 September 2025
Proposal: Installation of external wall insulation to gable wall
Address: 3 Preston Road, Manchester, M19 2ER
Ward(s): Burnage Ward

Applicant: Clare Gannaway
Agent (if any):
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5th November 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 October 2025 Expired: 23 October 2025

Site notice

No site notice has been produced

Press advert

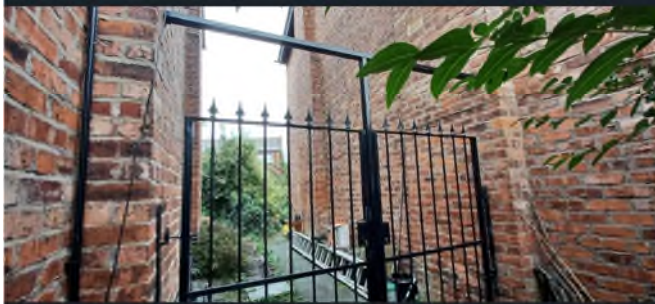
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site comprises a two-storey semi-detached property located on Preston Road, within a cul-de-sac in the Burnage ward of Manchester. The dwelling features gable-fronted bay windows, a decorative timber canopy entrance, and is constructed in red brick with a dual-pitched grey slate roof. Access is available along the side of the property, with a small garden to the front and a larger garden to the rear.





End of the Cul de sac on Preston Road



Nearby residential properties with render to front of their properties

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in character, with similar housing styles and layouts. The property benefits from proximity to local amenities situated along Stockport Road in nearby Levenshulme.

Description of development

The applicant is proposing the installation of external wall insulation to gable wall

Consultations & Notification Responses

No comments have been received as a result of this proposal.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles

- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of installing external wall insulation to the side elevation of a dwelling house to improve the property's energy efficiency and contribute to the City's sustainability goals is considered acceptable. Notwithstanding this, consideration must be given to the proposal's appearance and impact upon visual and residential amenity,

Residential and visual amenity

The applicant proposes the installation of external wall insulation (EWI) to the west-facing side elevation of the property. The insulation will cover the entire side gable, excluding the chimneys above roof level as clarified by the applicant via email dated 30.09.2025. The EWI will be finished in a dark grey render (Pro Slate Grey 29755), chosen to complement the existing external woodwork, and will be applied over the current brick façade.

The insulation will have a thickness of 150mm and will not extend beyond the defined gable area. Visually, the proposed works are considered acceptable and will offer a clean, contemporary contrast to the retained red brick frontage along Preston Road, which remains largely unaffected.

To ensure a seamless integration with the existing building fabric, 150mm of wood fibre insulation with a silicone finish will be applied to the front and rear edges of the property. This approach avoids abrupt or awkward junctions and enhances the overall appearance of the dwelling.

The proposal is not anticipated to result in any adverse impact upon residential amenity and whilst the works involve external wall insulation, there are no extensions to the property or built form. Given the limited thickness of the insulation, the proposal would not give rise to issues of overshadowing, loss of light or outlook for the neighbouring occupiers. As such, the proposal is considered acceptable in terms of its impact upon the surrounding residential properties.

Whilst the alterations to the gable side elevation of the property would be visible from specific viewpoints along Preston Road, the presence of similar render treatments within the wider area should ensure that the proposal would not appear incongruous within the street scene. Furthermore, the side elevation is largely screened from public view ensuring it would have minimal impact on the visual amenity of the area.

Overall, the changes to the property are considered to be acceptable in this location in terms of design and appearance and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers, and therefore accords with Core Strategy Policy DM1, EN1, SP1 and saved policy DC1 of the UDP.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 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:

Received 1st September 20525 annotated as Proposed Front Elevation

Received 1st September 20525 annotated as Proposed Rear Elevation

Received 19th September 2025 annotated as Proposed Right Elevation

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 hereby permitted shall match those as specified on the application form/drawings specified as 150mm wood fibre with dark grey render to match existing external woodwork of the host dwelling; colour Pro Slate Grey.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Preston Road, Manchester, M19 2ER

1 Preston Road, Manchester, M19 2ER

28 Preston Road, Manchester, M19 2FR

38 Preston Road, Manchester, M19 2FR

30 Preston Road, Manchester, M19 2FR

4 Arliss Avenue, Manchester, M19 2PD

34 Preston Road, Manchester, M19 2FR

32 Preston Road, Manchester, M19 2FR

36 Preston Road, Manchester, M19 2FR

2 Arliss Avenue, Manchester, M19 2PD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA