

## Planning

### Delegated Officer Report

#### Summary of application details

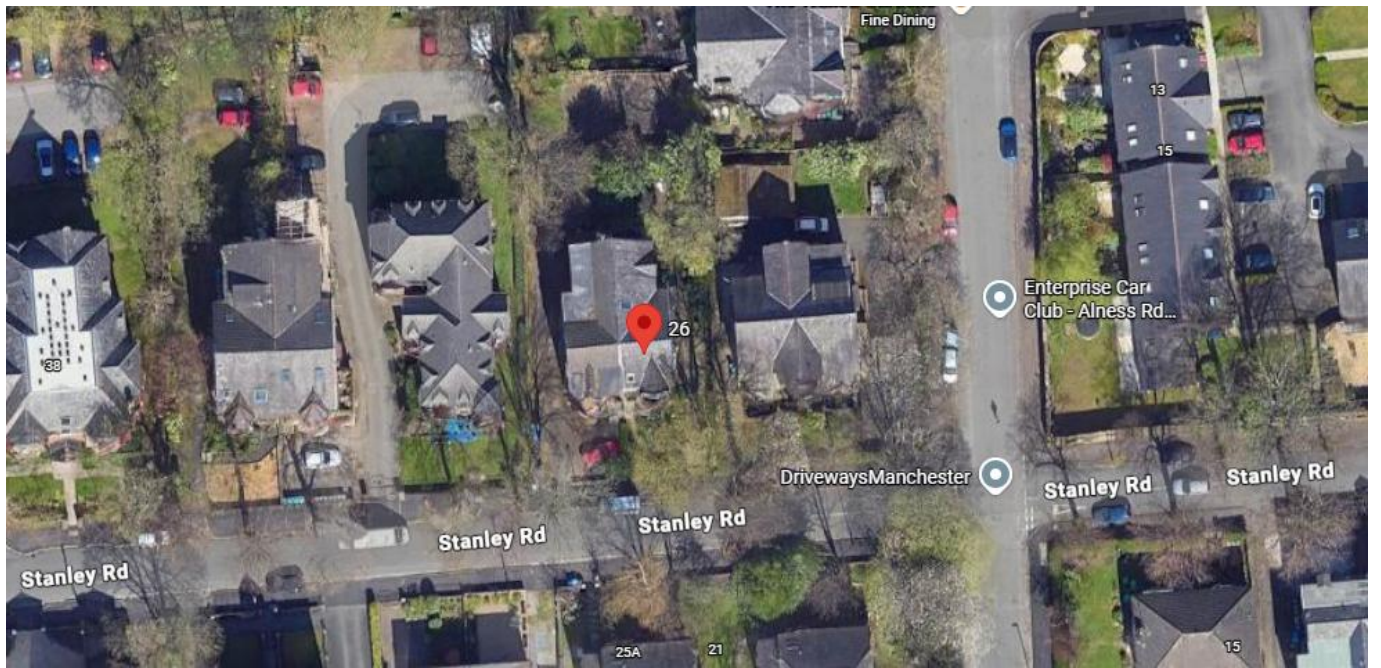
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|--------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Application reference:</b>  | 145595/FH/2026                                                                                                            |
| <b>Application type:</b>       | Householder planning permission                                                                                           |
| <b>Proposal:</b>               | Installation of external render and elevational alterations including insertion of side window and new staircase to rear. |
| <b>Site address:</b>           | 26 Stanley Road Manchester M16 8HS                                                                                        |
| <b>Ward(s):</b>                | Whalley Range                                                                                                             |
| <b>Date application valid:</b> | 01 April 2026                                                                                                             |
| <b>Applicant name:</b>         | Dr Thomas Lamb                                                                                                            |
| <b>Agent (if any):</b>         | Ms Hannah Dixon                                                                                                           |
| <b>Case officer:</b>           | Holly Wright                                                                                                              |
| <b>Recommendation:</b>         | Approve                                                                                                                   |
| <b>Date of recommendation:</b> | 29 May 2026                                                                                                               |

#### Description of site, building and/or area

The application relates to a part-three / part-four storey semi-detached villa property of redbrick with a grey slate dual-pitch roof with a gable end roof form to the front. The property features white timber-framed windows with stone cills (painted black) including a three-storey projecting bay to the front with a lightwell at lower-ground floor level, a cobble driveway and front garden bordered by a redbrick wall with black-painted gate posts, an inset front porch with steps leading to the front door, a raised terrace/platform to the rear, metal balconies to the rear at first and second-floor level, and a rear garden with mature trees and soft landscaping.

Stanley Road is a residential street situated within the Whalley Range ward of Manchester, close to Alexandra Park, Princess Road (A5103), and St Bede's College. The area is predominantly residential in character, consisting of terraced, semi-detached, and detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed; however, it is sited within the Whalley Range Conservation Area.





## **Description of development**

The applicant is seeking planning permission for the “Installation of external render and elevational alterations including insertion of side window and new staircase to rear.”

## **Relevant planning history**

No relevant history.

## **Consultation, notification and publicity responses**

One representation was received from a local resident in response to the application; the comments are summarised as follows:

- Concerns about the colour and impact of proposed (EWI) external insulated render as shown on drawing 25018-PIP-PL-2000.
- Concerns relating to the proposed EWI finish at the party wall/boundary line.
- Queried how the proposed EWI will affect the existing gable end roof verge of the application property. If this is to be increased, how will it affect the ridge junction detail?
- Queried the proposed structural reinforcement works to the rear terrace supports as noted on drawings 25018-PIP-PL-1000 and 25018-PIP-PL-2000. The terrace to the application property currently abuts the neighbouring rear extension so any works to this or excavations within 3-6 meters of the boundary line will need to be agreed under The Party Wall Act 1996.
- Queried whether a party wall surveyor been appointed yet or made an assessment.
- To carry out the works is it proposed that any access or scaffolding would be required to neighbouring properties. If so, Access to Neighbours Land Act 1992 will need to be applied for and discussed.
- Internal works to the Proposed Ground Floor Plan on drawing 25018-PIP-PL-1000 indicate the removal of an existing wall to create an open plan Kitchen/Dining area. This wall is load bearing and supports the walls above so a new beam will be required for structural support. No nib wall is currently indicated on the drawing adjacent to the party wall with No. 28 to support this beam. The standard bearing of a beam onto the pad stone each side is 150mm, will a nib wall be constructed or is the new beam proposed to be supported on the existing party wall? If so, this will need to be agreed under The Party Wall Act 1996 and a structural engineer and party wall surveyor appointed to agree structurally sound construction.

**Whalley Range Forum** – no response received.

**Whalley Range Conservation Area Group** – no response received.

## **Negotiations**

Detailed in assessment section of report.

## **Relevant 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 the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

**Places for Everyone** - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

### **The National Planning Policy Framework (NPPF, 2024)**

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

### **Draft National Planning Policy Framework (NPPF, 2025)**

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
  - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
  - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
  - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
  - Policy HE4: Securing the conservation and enhancement of heritage assets
  - Policy HE5: Assessing effects on heritage assets
  - Policy HE6: Proposals affecting designated heritage assets
  - Policy HE9: Conservation Areas

## **Assessment**

**Principle** – the principle of the proposal, to install external render together with elevational alterations including the insertion of a side window and a new staircase to the rear, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, the Whalley Range conservation area, waste storage, and parking, amongst other matters.

**Siting, scale, and massing** – the proposal involves the removal of an existing staircase located along the eastern edge of the property's rear outrigger and the installation of a new staircase to the rear of the existing raised terraced area, measuring to approximately 1.2m in length, 3m in width and 3m in height, bordered by 1m-high metal balustrades with a 1.8m-high PPC metal privacy screen along the western shared boundary.

The new staircase would be modest in scale and would not substantially alter the existing massing of the application property, nor limit the private outdoor amenity space of the site to an unacceptable degree. For these reasons, the siting, scale, and massing of the staircase is considered acceptable.

Appearance and visual amenity – the proposal involves the removal of an existing staircase located along the eastern edge of the property's rear outrigger and the installation of a new staircase to the rear of the existing raised terraced area, bordered by 1m-high metal balustrades with a 1.8m-high PPC metal privacy screen along the western shared boundary. Given that this element of the proposal would be sited at the back of the property, away from public footpaths and highways, it is understood that it would not be highly visible within the street scene or public realm and, as such, should avoid incurring unduly harmful impacts upon the visual amenity of the area. It would also be broadly in-keeping with the existing metal staircase present at the site and would therefore avoid significantly altering the existing conditions of the site.

The proposal also involves the installation of external render to the side and rear elevations of the existing rear outrigger, with a depth of approximately 0.167m, running from ground to eaves level. Initially proposed to be a dark green colour, the render has now been amended to a colour and tone that more closely matches that of the dwellinghouse's existing brickwork (specified as Bauposit 0572 on the proposed elevations). Sited on the side and rear elevations of the outrigger, elements of the external render would be visible from public viewpoints along Stanley Road and Alness Road, however, its use of a more muted and in-keeping colour palette would work towards ensuring that it does not form an overly prominent visual feature in the locale as it would offer a more blended appearance with the host dwellinghouse. For these reasons, the appearance of the external render is considered acceptable.

# Baumit Life color 0572

The most successful and long-lasting colour for a façade is one that respects the building's environment – blending in with the surroundings while promoting differences through its finer details, the façade should naturally contribute to the feel of the space it occupies.



**Excerpt from Baumit website showing colour specification of render**



**View of property from Stanley Road**

**Impact upon Whalley Range conservation area** – there is no objection to the principle of the proposal, including the removal of unoriginal features such as the staircase to the side of the dwellinghouse and Juliet balconies to the rear. The retrofitting of older buildings to improve energy efficiency is positively supported by both national and local planning policy, reflecting the need to address climate change and contribute towards the Council's target of achieving net zero carbon emissions by 2038.

In this context, the introduction of triple-glazed windows is welcomed, as they would significantly reduce thermal loss and improve the overall energy performance of the building. The use of timber frames and a like-for-like design approach further ensures that the character and

appearance of the principal elevation are preserved. These elements of the scheme are consistent with paragraph 167 of the National Planning Policy Framework (2024), which requires that significant weight be given to energy efficiency measures.

However, paragraph 167 also requires that the heritage policies set out in chapter 16 of the National Planning Policy Framework (2024) are applied where designated heritage assets may be affected. In this regard, initial concerns were raised in relation to the originally proposed dark green render, which represented a marked departure from the established materials palette of the conservation area. Due to its visibility from both Stanley Road and Alness Road, the proposed finish would have appeared incongruous, disrupting the visual harmony between the outrigger and the main dwelling, as well as the consistent and muted Victorian character that defines the area. As such, the proposal was considered to neither preserve nor enhance the character or appearance of the Whalley Range Conservation Area, conflicting with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies EN1 and EN3 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester, and policy JP-P2 of Places for Everyone.

Following discussions with the applicant's agent, the proposed external render has been amended to a more appropriate colour and tone, closely matching the existing brickwork of the host dwellinghouse (Baumit 0572, as specified on the submitted proposed elevations). Whilst the elements of the render would remain visible from public viewpoints along Stanley Road and Alness Road, the revised, more muted finish would reduce their visual prominence and allow the extension to integrate more successfully with the host building and the wider street scene. The appearance of the render is therefore considered acceptable.

Taking all matters into account, the proposal is considered to result in less than substantial harm to the significance of the Whalley Range Conservation Area. In accordance with paragraph 215 of the National Planning Policy Framework (2024), this harm must be weighed against the public benefits of the scheme. In this instance, the improvements to the building's energy efficiency represent a clear and meaningful public benefit, which is considered to outweigh the limited heritage harm identified.

**Residential amenity** – given that the proposed staircase located to the rear of the existing raised platform would extend beyond the adjoining property's existing single storey rear extension, this element of the proposal has the capacity to increase opportunities for overlooking and loss of privacy. However, the inclusion of a 1.8m-high privacy screen along this boundary (as shown on the submitted proposed plans and elevations) should provide appropriate mitigation against such impacts. Subject to the implementation of such measures, the proposed staircase should avoid incurring unduly harmful impacts upon the residential amenity of the area.

Given that the external render would feature a modest depth of approximately 0.167m, significant issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy are not anticipated as the render would not project significantly beyond the existing elevations of the dwellinghouse.

**Waste storage** – the current waste storage arrangements would be unaffected by the proposal.

**Parking** – the current waste storage arrangements would be unaffected by the proposal.

**Elevational alterations** – the proposal includes the replacement of two ground-floor windows in the eastern elevation of the host dwellinghouse with a larger timber-framed triple-glazed counterpart. This alteration would have a minimal impact upon the visual and residential

amenity of the area, as it would not substantially alter the existing conditions of the site. For these reasons, it is considered acceptable.

The proposal also includes the insertion of a new ground-floor window opening in the eastern elevation of the rear outrigger. This would be sited approximately 6m away from the plot's eastern shared boundary and would not be highly visible from public viewpoints. It is therefore considered acceptable as it would have a minimal impact upon the visual and residential amenity of the area.

**Other matters** – concerns have been raised regarding the finish of the render in proximity to the party wall/boundary line, including its relationship with the existing gable end roof verge and ridge junction. However, adequate details of the proposed render finish have been provided within the drawing titled “External Wall Insulation (EWI) Indicative Details”. Further to this, the submitted plans indicate that the works would not extend onto the adjoining property. Any further issues arising from the interface between properties would constitute a civil matter between the relevant parties rather than a planning consideration.

Concerns have also been raised regarding structural reinforcement works to the rear terrace supports and the undertaking of works in close proximity to neighbouring properties. These matters fall outside the remit of the planning system and are instead controlled through the Building Regulations and, where relevant, other legislative frameworks. As such, they would not justify the refusal of the current application.

Similarly, concerns relating to the structural integrity of the application property as a result of works at ground-floor level are noted. Structural stability is governed by the Building Regulations regime, which ensures that all works are carried out safely and to an appropriate standard. This issue is therefore not a material planning consideration and does not warrant refusal of the application.

**Conclusion** – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, the Whalley Range conservation area, waste storage and parking as it broadly complies with saved policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

## **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.

### **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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

### **Recommendation: Approve**

## Conditions attached to this decision

- 1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Proposed Floor Plans', numbered '25018-PIP-PL-1000 Revision P03', received by the City Council as Local Planning Authority on the 19th May 2026.

'Proposed Site Plan', numbered '25018-PIP-PL-0500 Revision P03', received by the City Council as Local Planning Authority on the 19th May 2026.

'Proposed Elevations', numbered '25018-PIP-PL-2000 Revision P05', received by the City Council as Local Planning Authority on the 19th May 2026.

'External Wall Insulation (EWI) Indicative Details', numbered '25018-PIP-PL-0650', received by the City Council as Local Planning Authority on the 18th May 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- 3) The materials used in the external surfaces of the development hereby approved shall be those as specified on the following approved drawings:

'Proposed Floor Plans', numbered '25018-PIP-PL-1000 Revision P03', received by the City Council as Local Planning Authority on the 19th May 2026.

'Proposed Site Plan', numbered '25018-PIP-PL-0500 Revision P03', received by the City Council as Local Planning Authority on the 19th May 2026.

'Proposed Elevations', numbered '25018-PIP-PL-2000 Revision P05', received by the City Council as Local Planning Authority on the 19th May 2026.

'External Wall Insulation (EWI) Indicative Details', numbered '25018-PIP-PL-0650', received by the City Council as Local Planning Authority on the 18th May 2026.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 4) The privacy screen as shown on the approved drawings titled 'Proposed Floor Plans', numbered '25018-PIP-PL-1000 Revision P03', received by the City Council as Local Planning Authority on the 19th May 2026, 'Proposed Site Plan', numbered '25018-PIP-PL-0500 Revision P03', received by the City Council as Local Planning Authority on the 19th May 2026, and 'Proposed Elevations', numbered '25018-PIP-

PL-2000 Revision P05', received by the City Council as Local Planning Authority on the 19th May 2026, shall be installed prior to the first use of the rear staircase hereby approved and shall be retained and maintained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.