

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133153/FH/2022

Date registered valid: 14 March 2022

Proposal: Installation of external stepflift and associated balustrade railing to front of dwellinghouse and partial removal of boundary fencing, gates and bin storage enclosure

Address: 19 Sparrow Street, Manchester, M13 9GG

Ward(s): Ardwick Ward

Applicant: Mrs Neil Brickles Poland Street, Unit 1, Manchester, M4 6AZ

Agent (if any): Mr Neil Brickles Manchester City Council Poland Street, Unit 1, Ancoats, Manchester, M4 6AZ

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 17 March 2022 Expired: 7 April 2022

Neighbour notifications

Printed: 17 March 2022 Expired: 7 April 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

No.19 Sparrow Street is an end terraced house built in the 1970's house situated within a row of similar properties, within a predominantly residential area of Brunswick. The property benefits from limited amenity space to front, with a small garden area to the rear.

There is no off street car parking provision.

The house comprises buff brickwork with cream rendering to the first floor front elevation, and has a grey tiled pitched roof. Bins are stored within the front garden area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The dwellinghouse is located within a predominantly residential area, and is surrounded by terraced houses for the most part, but with a pair of semi detached houses located directly to the south.

Description of development

Consent is for the installation of external step lift and associated balustrade railing to front of dwellinghouse at the back of pavement, and partial removal of the existing railing boundary fencing, gates and bin storage enclosure, and relocation of the bin storage arrangements.

Consultations & Notification Responses

Local residents- No comments received .

Highway Services - Highways have no objection to the installation of an external step lift and associated balustrade railing to front of the dwellinghouse. It is understood that the proposals will all be within the redline boundary of the site and will not impact on the external highway network ensuring no obstruction to passing footway users.

The applicant is advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Refuse servicing will continue as present, bins will be stored within the site's curtilage and presented to the highway on waste collection days.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary footway/traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicenses@manchester.gov.uk

Issues

1. The National Planning Policy Framework (NPPF), (July 2021)
2. 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 and Strategic Character Areas)
 - o Policy EN19 (Waste)
 - o Policy T2 (Accessible areas of opportunity and need)
3. 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.
 - o Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.
 - o Policy DC26.1 - The proximity of the site to residential uses necessitates consideration of the impact of noise, attributable to the development, on people living and working nearby.

Principle

The principle of the proposal is considered to be acceptable in that it is intended to benefit the needs of a disabled user residing at the dwellinghouse that requires access to and from the property. On balance it is considered that the proposal represents a proportionate addition to the existing building to create improved access. It is therefore considered that the development responds positively to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1.5 of the Unitary Development Plan.

Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

The structure would be located externally on the front of the dwellinghouse, across the width of the existing door. The proposed step lift will be a visible in the street scene, due to the shallow front garden and the height of the boundary treatment, however, the extent of potential harm it could create needs be assessed against the benefits of the proposal to provide improved access arrangements for the disabled user occupying the property.

Although the step lift will be visible in the street scene, the lift is not considered to create an unduly prominent, incongruous feature due to its design, and due to its siting directly adjacent to the front door of the property. Whilst the scheme would involve the removal of a section of the existing railing front boundary this would not lead to a significant visual impact in the street scene, as the proposed balustrade to the stairlift would be coloured black to match the existing boundary railings. It is recommended that this aspect of the scheme is conditioned to reduce any visual impacts in the streetscene.

On balance, it is considered that the proposal would not unduly impact on the residential and visual amenity of the neighbouring occupiers, nor would it be significantly harmful to the character of the host building or the wider street scene. For these reasons, the proposal is considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and saved Policies DC1, DC15 and DC26.1 of the Unitary Development Plan.

Design and Appearance

The proposed step lift is of a standard design and appearance. Any resulting visual impacts need to be balanced in relation to the need to provide level access for the occupier. It is considered that the proposal would be acceptable in the proposed location.

Car Parking / Highways issues

There are no off street parking facilities associated with this property. The proposal would not affect the existing arrangements.

Waste Management

The existing arrangement would be affected by the proposed development. It is therefore proposed to transpose the location of the storage of bins in the front garden area. Whilst a bin store is not proposed due to the constrained nature of the remainder of the front amenity space, the existing railings behind which the bins would be located are covered with ivy which would effectively screen them from view.

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. In this instance, clarification was sought on the proposed colouration of the handrails, which was subsequently provided, (Email from agent dated 11/04/2022), and the level of bin storage has been revised. There were no other issues to raise with the agent and the appropriate conditions have 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:

Location plan and Design and Access Statement received 8th March 2022;
Existing Layout rev. 1 received 14th March 2022;
Proposed Layout rev. 2 received 11th April 2022.

Email from agent dated 11th April 2022, confirming handrail colouration.

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 (2012).

3) The proposed handrails shall be black in colouration as stated in the email from agent dated 11th April 2022.

Reason - To ensure that the colouration and the appearance of the handrails are in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary footway/traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

10 Sparrow Street, Manchester, M13 9GG
23 Sparrow Street, Manchester, M13 9GG
21 Sparrow Street, Manchester, M13 9GG
17 Sparrow Street, Manchester, M13 9GG
15 Sparrow Street, Manchester, M13 9GG
9 Bushmoor Walk, Manchester, M13 9GS
1 Holstein Street, Manchester, M13 9GT
7 Bushmoor Walk, Manchester, M13 9GS

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2