MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131840/NMC/2021
Date registered valid:	5 October 2021
Proposal:	Non material amendment to planning permission referenced 129103/FH/2021 to allow alteration to access ramp
Address:	35 Ellisland Walk, Manchester, M40 5LS
Ward(s):	Moston Ward
Applicant:	Ian Rothwell Northwards Housing Ltd Unit 11 Hendham Vale Industrial Park, Vale Park Way, Crumpsall, M8 0AD
Agent (if any):	Mr Ian Rothwell Northwards Housing Ltd Unit 11 Hendham Vale Industrial Estate, Hazelbottom Road, Vale Park Way, Manchester, M8 0AD
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 November 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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:

Tree Preservation Order:

Description of area

35 Ellisland Walk lies in a row of similar houses which is part of the large Radburn-type estate managed by Northwards Housing in the Moston ward of Manchester. The estate is bounded by Thorpe Road to the south, Lightbowne Road to the west, Egbert Street to the north and the Metrolink line to Oldham / Rochdale to the east.

The properties are two-storey flats with rendering, metal fencing and parking to the rear or in central parking courts. The surrounding area is predominantly residential.

Description of development

The site is the subject of the following planning permission granted on 12 February 2021- 129103/FH/2021. Installation of access ramp to rear, together with new gate to external fencing.

The proposal involves the installation of a ramp with a 50mm smooth continuous galvanised handrail at 1m c/c set in concrete. A secondary safety rail would be fixed 600mm above the ramp surface. This would be finished with 1 undercoat & 2 coats of black gloss paint. A 1200mm paved area from the bottom landing to new gate would be erected. The ramp has a gradient of 1:15, with a 1500mm landing at the top with 2 No.1200 landings.

The Gate Specification includes Horizontals: 30mm X 10mm Verticals: 16mm dia. surmounted by 40mm dia. cast balls at 115mm centres. The Railings Specification includes a height of 1100mm with 50mm X 50mm railing posts @ 2m crs Gateposts: 70mm X 70mm gate spec as railing spec.

All steelwork finish would be hot dipped galvanised mild steel to BS 729. Steelwork to be fully welded prior to galvanising. All burrs & sharp edges would be removed, and all welds would be ground smooth.

Consent is sought for a Non-Material Amendment to change the ramp design to incorporate a 450mm over run of the handrails. To accommodate this, the ramp section running parallel to the property would be longer in length by 300mm, and the ramp encroaching the rear garden would be 150mm longer in length.

Consultations & Notification Responses

N/A

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 12. Achieving well-designed places
126- The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of

sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

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.

ISSUES

Principle of amendment

The change to the ramp to incorporate a 450mm over run of the handrails, and the slight increase in length of the ramp would have a marginal impact on the configuration of the ramp. In addition, it would not alter the character or appearance of the ramp nor would significantly affect the relationship of the development to its context.

Design

The altered design to extend the handrails 450mm beyond the ramp has been proposed in line with Design for Access 2 Chapter 9: Handrails (Ramps, Stairs and Steps). The document offers a practical approach to inclusive design and ensures that the adaptations proposed are accessible in nature. The slight increase in length to the ramp enables this change and is in line with the proposal.

Residential amenity

No new issues would be raised by the amendment.

Conclusion

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

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 polices 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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The details of the proposed amendment relate to the altering of the ramp design to incorporate 450mm over run of the handrails.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved.

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

- Application for a non-material amendment following a grant of planning permission, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.
- Drawing- Proposed- Rear Elevation, numbered 002A, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.
- Drawing- Proposed- Gate Elevations and Detail, numbered 03, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.
- Drawing- Existing & Proposed- Plans, numbered 001B, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.
-Other- Location Plan, stamped as received by the City Council, as Local Planning Authority, on 5 October 2021.

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 for the City of Manchester.

4) The proposed gate and handrails associated with the ramp as indicated on the drawings within condition 3, shall be painted black and retained and maintained for the duration of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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