

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133109/FH/2022

Date registered valid: 7 March 2022

Proposal: Installation of ramped access to the front of the property

Address: 8 Coatbridge Street, Manchester, M11 4RD

Ward(s): Clayton & Openshaw Ward

Applicant: Mrs Paula Mackinnon Mack 4 Limited on Behalf Of One Manchester Ltd 52 Cornwall Street, Manchester, M11 2PS

Agent (if any): Mrs Paula Mackinnon Mack 4 Ltd 52 Cornwall Street, Manchester, M11 2PS

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 March 2022

Standard consultations:

Printed: 10 March 2022 Expired: 31 March 2022

Neighbour notifications

Printed: 13 April 2022 Expired: 20 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The submitted application relates to a modern 2-storey, brownish/red brick, mid-terraced dwellinghouse within the Clayton and Openshaw ward of Manchester. The application site has a relatively small front amenity space, approximately (depth 1.6m x width 5.6m) which is in-part comprises of soil /shrub planted areas, with a flagged walkway running parallel to the front façade of the original dwelling and extending across the width of the front door. There is defined front boundary treatment comprising of a metal gated access, a low brick wall and timber picket fence topper, approximately 1 metre in height . The immediate area is predominantly residential in character and the site is within walking distance of Ashton New Road and the district centre offering access to transport links, commercial, retail and leisure activities.

Description of development

The proposal relates to the installation of access ramp to front of no. 8 Coatbridge Street with associated handrails.

Minor elevational alterations are also proposed which would involve removing the existing metal gate, bricking up the existing location and repositioning a gate closer to the common shared boundary with no. 6 Coatbridge Street.

The initially submitted plan has been slightly revised in the interest of residential amenity and highway safety, and revised plans subsequently submitted, (dated 13/04/2022). The proposed gate would be inward opening to meet Manchester City Council standards. Clarification was also sought regarding the proposed colouration of the handrails to the ramp. It has been confirmed that the handrails would be colour coated black. (dated 26/04/2022).

The proposed access ramp with handrails approximately (Length 750mm + 1200mm + 1800mm + 1200mm x Width 1314mm x Height 931mm), would cover a significant depth of the front amenity space, and most of the width of the existing dwellinghouse and extend to the common boundaries with nos. 6 and 10 Coatbridge Street. The proposed colouration of the handrails would be colour coated black.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

Neighbours were re-notified of the revised plans. No comments, objections or representations were received on this occasion.

2. Highways

The proposed access ramps to the front of the property extend only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

It should be ensured that all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant, as referenced within Design for Access 2 documents.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway. It is therefore requested that the proposed gate be inward opening to meet MCC standards.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local

people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.
- Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

The initially submitted plan has been slightly revised in the interest of residential amenity and highway safety, and revised plans subsequently submitted, (dated 13/04/2022). Clarification was also sought regarding the proposed colouration of the handrails to the ramp. It has been confirmed that the handrails would be colour coated black. (dated 26/04/2022).

Principle

The principle of the proposal to provide an accessible ramp and improved access for the occupier residing at the property is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

The submitted proposal would utilise most of the depth and width of the front amenity space to allow for the access ramp with handrails to be sited. However, a similar development has been implemented at the adjacent property. On the basis that the proposed development would be contained within the curtilage of the front garden of the application property, and that the proposed handrails would project slightly above the front boundary treatment, is considered that the proposed development would not lead an incongruous feature in the streetscene, and would benefit the needs of a disabled user residing at the property who requires access to and from the property. Therefore on balance, the proposed adaptation is considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and saved policy DC1 of the Unitary Development Plan.

Design and Appearance

The proposed access ramp with handrails is of a standard design and appearance. It is intended to match materials with those of existing, and the proposed colouration of the handrails would be painted black. However, a materials condition has also been attached to ensure that materials are adhered to, pursuant with National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and National Planning Policy Framework, The Manchester Core Strategy Development Plan Document and saved Policies DC1 and DC15 of the Unitary Development Plan.

Car Parking / Highways issues

The proposal would not affect the existing arrangement; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

Waste Management

The existing arrangement is unaffected, pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, revised plans were subsequently submitted, (dated 13/04/2022) and clarification regarding colouration of the handrails was also sought, (dated 26/04/2022). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as Local Planning Authority on 02 March 2022.
- Location Plan 1:1250 on A4 with application site edged in red, received by the City Council as Local Planning Authority on 02 March 2022.

- Existing and Proposed Front Garden Plan and Elevation Detail, Drawing No: 063-003, Revision: B, received by the City Council as Local Planning Authority on 13 April 2022.
- Correspondence dated 26/04/2022.

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 colouration of the proposed handrails shall be painted black and the external facing materials to be used shall match those of the existing building in terms of type, colour, texture and scale, and as stated on correspondence dated 26/04/2022, the application form, and as shown on the approved plans, and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that the colour appearance of the proposed access ramp with handrails is in keeping, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Highway Services

10 Coatbridge Street, Manchester, M11 4RD
23 Coatbridge Street, Manchester, M11 4RH
6 Kintyre Close, Manchester, M11 4RE
19 Coatbridge Street, Manchester, M11 4RH
6 Coatbridge Street, Manchester, M11 4RD
21 Coatbridge Street, Manchester, M11 4RH
17 Coatbridge Street, Manchester, M11 4RH
15 Coatbridge Street, Manchester, M11 4RH
4 Coatbridge Street, Manchester, M11 4RD

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HSE COMAH Zone - H3777 OZ - Evonik Chemicals Ltd Outer Zone
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2