

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132899/FH/2022
Date registered valid: 10 February 2022
Proposal: Installation of ramp and associated hand railings to front
Address: 10 Dernford Avenue, Manchester, M19 1DU
Ward(s): Burnage Ward

Applicant: Mr Neil Brickles Manchester City Council Poland Street, Unit 1, Manchester, M4 6AZ
Agent (if any): Mr Neil Brickles Manchester City Council Poland Street, Unit 1, Manchester, M4 6AZ
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4th April 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	29 March 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 15 February 2022 Expired: 8 March 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

The site relates to a two storey mid terraced property on Dernford Avenue in the Burnage ward area of Manchester. The property is set well back from the road with off road car parking to the front shared with front garden and garden to the rear.



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

Description of area

The area is predominantly residential in character.

Description of development

The applicant is seeking planning permission for the Installation of ramp and associated hand railings to front.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential Amenity

The applicant is proposing the installation of an access ramp to the front of the property set back from the highway retaining adequate amenity space to the front of the property. This access ramp has been designed for a disabled occupant who resides at the property and therefore the facilities would greatly assist in their daily requirements for access and egress of the property.

The proposed ramp will be visible from the main road due to the layout of the site and position of the premises, however, it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

No comments or objections have been received from the local residents notified of this application. The ramp occupies a relatively small footprint and is not thought to impact the residential amenity of surrounding residents as it won't overshadow or overlook the neighbours gardens or houses due to the distances between the properties.

Although the proposal would be visible in the street scene, the development benefits the needs of a disabled user residing at the property and requires access to and from the property, therefore in this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The ramp would be fitted with full length handrails to both sides, to provide assistance in accessing the property. The gentle slope and provision of a landing stage with handrails at the main entrance would meet current regulatory standards and provide refuge for less ambulant users of the site.

It is believed that the proposed works would not detract from the character and appearance of the property, due to the small scale and low-level nature of the proposed works, and the design of the works would complement the existing access.

The proposal is acceptable in terms of policies SP1 and DM1 of Manchester's Core Strategy and DC1 of the UDP (in particular policy DC1.5).

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

The current storage of refuse bins are not affected by this proposal.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies; it received no objections and the City Council recognises the importance of adapting homes to suit changing household needs and accommodate disabled residents. The installation of an access ramp would improve the safety and comfort for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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 on 10th February 2022 Proposed Plans and Elevations
Received on 10th February 2022 Design and Access

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 be as specified in the application form.

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

9 Dernford Avenue, Manchester, M19 1DU
12 Dernford Avenue, Manchester, M19 1DU
439 Burnage Lane, Manchester, M19 1EA
437 Burnage Lane, Manchester, M19 1EA
8 Dernford Avenue, Manchester, M19 1DU
7 Dernford Avenue, Manchester, M19 1DU
6 Dernford Avenue, Manchester, M19 1DU
5 Dernford Avenue, Manchester, M19 1DU
11 Dernford Avenue, Manchester, M19 1DU

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH