

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130512/FO/2021

Date registered valid: 19 November 2021

Proposal: Installation of mechanical steplift to rear

Address: 5 Manor Avenue, Manchester, M16 8DX

Ward(s): Whalley Range Ward

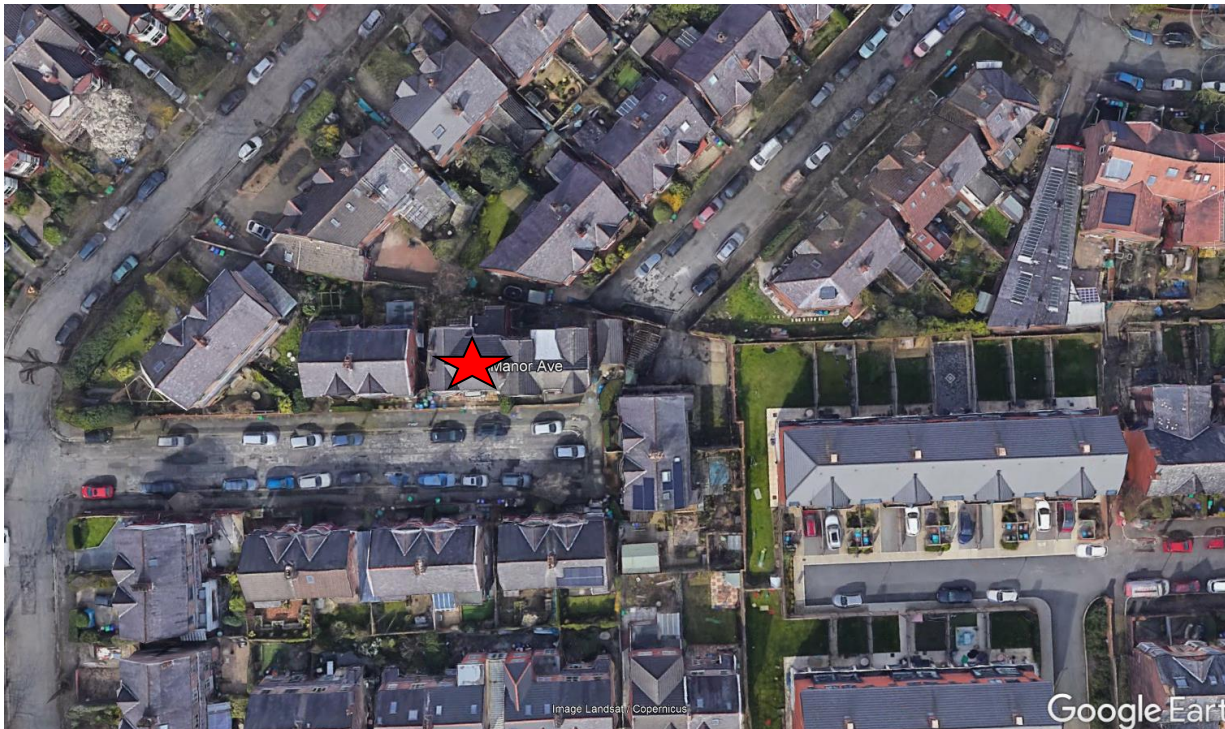
Applicant: Mrs Raffizan Idris, 5 Manor Avenue, Manchester, M16 8DX

Agent (if any): Mr Craig Leedham, MEAP 29 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: 11th January 2022



Application details

Type of application:	Full Application Consent
Development type:	Minor Other
Standard consultations:	Printed:23 November 2021 Expired:14 December 2021
Neighbour notifications	Printed:23 November 2021 Expired:14 December 2021
Site notice	Posted:30 November 2021 Expired:21 December 2021
Press advert	Published:30 November 2021 Expired:21 December 2021
Departure from Development Plan:	No
Environmental Statement:	Not required

Description of site/building

The site comprises a two storey semi-detached property in the Whalley Range Ward area of Manchester. The property has gabled fronted bay windows and porch to the front. The property benefits from a small front and rear garden with low brick wall and timber fencing with hedging and soft landscaping at the rear.



Listed building:	Not applicable
Conservation area:	Whalley Range Conservation Area 1992
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature

Description of development

Installation of mechanical steplift

Consultations & Notification Responses

Local residents/public opinion - No comments, objections or representations in support of the application have been received.

Whalley Range Forum - no response received as a result of this proposal.

Whalley Range Conservation Area Group - no response received as a result of this proposal

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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
- o 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 Policy DC18 – Conservation Areas
- 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 EN3 – Heritage
- o The National Planning Policy Framework (NPPF)

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

Principle

The principal of the proposal, to install a mechanical steplift is considered acceptable.

However, consideration must be given to the proposal's appearance, impact on the character of the area, the Conservation Area and impact on the neighbouring properties' residential amenity.

History

There is one previous planning application relating to this site as follows:

Planning reference number 130635/FO/2021 for Installation of mechanical steplift with associated alterations to front boundary wall. This application was approved on 9th August 2021.

Residential / Visual Amenity

As outlined above, the submitted application relates to the proposed installation of step lift to the rear. In respect of the proposed lift, this would be in the form of a Pollock Classic grey coloured aluminium mechanical steplift with perspex clear vision panels to sides measuring 1400mm x 800mm. Proposed is galvanised steel balustrade positioned to the exposed sides of the steps painted in black. The ramp would occupy a small proportion of the rear garden providing additional access from the external area to the rear of the property. Adequate amenity space will be retained to the rear.

No 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 neighbour's gardens or houses due to the distances between the properties.

The development would be located to the rear of the property and 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.

Design and Appearance

The proposed access step lift is of a standard design and in terms of the proposed materials and finishes it is intended to use Pollock Classic grey coloured aluminium with perspex clear vision panels to the sides and black rail balustrade. A materials condition has been attached to ensure that the specified materials are adhered to, and is in keeping with the character of the street scene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Impact on the Conservation Area

The proposal would be located in a suitable position and screened from the main road and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the Conservation Area.

On balance, it is believed that the proposal would cause less than substantial harm to the character of the Conservation Area outweighed by the benefits of the scheme and mitigated by the location of the proposal with limited views towards it, which is considered to accord with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

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 mechanical lift and handrails would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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 21st May 2021 Existing and Proposed Plans and Elevations numbered 01

Received on 19th November 2021 Proposed Elevations numbered 01

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 match those as specified on the application form/drawings in type, size, colour and texture.

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

Whalley Range Conservation Area Group
Whalley Range Forum

3 Manor Avenue, Manchester, M16 8DX
14 Deeping Avenue, Manchester, M16 8GB
7 Manor Avenue, Manchester, M16 8DX
97 Dudley Road, Manchester, M16 8BW

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
Conservation Area - Whalley Range Conservation Area 1992
Area Team Boundary - Name: SOUTH