

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131103/FH/2021

Date registered valid: 16 July 2021

Proposal: Retrospective application for installation of a metal / aluminium mechanical steplift to front of property

Address: 54 Melling Street, Manchester, M12 4PH

Ward(s): Longsight Ward

Applicant: MR Stephen Schofield 54 Melling Street, Manchester, M12 4PH

Agent (if any): Mr Craig Leedham MEAP (Manchester Equipment and Adaptations Partnership) Unit 1, 29 Poland Street, Manchester, M4 6AZ

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

Recommendation: Approve

Date of recommendation: 6 December 2021

Application details

Type of application: Full Householder Application

Development type: Minor Other

Date of site visit: 10 August 2021

Standard consultations:

Printed: 22 July 2021 Expired: 12 August 2021

Neighbour notifications

Printed: 17 November 2021 Expired: 24 November 2021

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 application relates to a mid-terraced dwellinghouse in a row of similar properties in Longsight ward. The immediate area is residential in character. To the east of the site is Pink Bank Lane and to the west is Northmoor Road both offering a mix of residential, industrial, religious and educational uses. The application property benefits from amenity space along the front and rear elevations. The front entrance doors of these row of terrace houses are set a much lower level than the pavement on Melling Street. At the time of the officer's site visit, it was noted the front garden area has been in-part paved, and in-part tarmacked; and a metal / aluminium mechanical step lift, balustrade railings and associated works were in situ at the front of property.

Description of development

The initially submitted proposal related to the erection installation of a metal / aluminium mechanical step lift to front of property. There was also an anomaly in relation to the annotation on the initially submitted plans. Revised plans were subsequently submitted by the agent, (dated 18/08/2021). In addition, following the officer's site visit, the title description has been subsequently amended to reflect the retrospective nature of the application for installation of a metal / aluminium mechanical step lift to front of property.

The proposed works are to facilitate the accessible requirements for a disabled person. The proposal relates to removal of the existing steps and handrails ascending to the entrance door of the application property with the introduction a new raised external landing at the back of pavement leading to an external step lift, steps, balustrade railings and associated works. The Pollock Classic 2 Step Bridging Unit would measure: 2240mm length x 1960mm width x 2200mm height.

Consultations & Notification Responses

1. Local residents / public opinion

No objections, comments or representations were received.

Following revisions to the initially submitted plan, and an amended title description, neighbours were re-notified. No comments, objections or representations were received.

2. Highways

The proposed development falls only within the site's curtilage and therefore no amendment to the adopted highway is required.

The existing boundary treatments are to be retained and therefore Highways accept no adverse implications in terms of sight lines and visual permeability. Highways have no objections to the proposed development in principle, subject to the proposed step lift being DDA compliant.

POLICIES

The following policies are considered relevant in the consideration of this application.

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.

- 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.

- Policy DC1 for Residential Extensions is still considered of relevance.
- Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.
- Policy DC26.1 - The proximity of the site to residential uses has necessitated the consideration of the impact of noise, attributable to the development, on people living and working nearby.

ISSUES

The initially submitted proposal related to the erection installation of a metal / aluminium mechanical step lift to front of property. There was also an anomaly in relation to the annotation on the initially submitted plans. Revised plans were subsequently submitted by the agent, (dated 18/08/2021). In addition, following the officer's site visit, the title description has been subsequently amended to reflect the retrospective nature of the application for installation of a metal / aluminium mechanical step lift to front of property.

Principle

The proposal is to facilitate the accessible requirements of an occupier at the property and therefore the principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

As previously mentioned, there was a level landing at the back of pavement with 3 steps down to the front entrance door of the property. The proposed works have been implemented in this the location, which forms the route to the front entrance to the dwellinghouse. The structure is placed externally on the building, across the width of the route to existing door, however; there still remains a reasonable sized amenity area for the nature of the terraced property and therefore on balance it is considered that the proposal would represent a proportionate addition to the existing house.

Whilst the structure is visible within the streetscene, it is considered that the proposed development does not pose a significant adverse impact in regard to visual amenity, partly due to part of the lift being sited below the level of the adjacent footway. Furthermore, the development benefits the needs of a disabled user residing at the property and requires access to and from the property. Additionally, given the contextual relationship of these row of houses with the front doors in-part below street level, it is not considered that the proposed scale along the street streetscene would be significantly intrusive. 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 and as specified in submitted information. The platform control post in grey (RAL 9007) has been coloured grey in accordance with the annotations on the submitted plans .

Car Parking / Highways issues

The proposal has not affected 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 have not been affected by the proposed development, 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, the initially submitted plans have been slightly revised, (dated

18/08/2021) and the title description subsequently amended to reflect the findings from the planning officer's site visit. 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:

- Application for Planning Permission Form received by the City Council as local planning authority on 16 July 2021.
- Existing Plans received by the City Council as local planning authority on 18 August 2021.
- Proposed Plans received by the City Council as local planning authority on 18 August 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

41 Melling Street, Manchester, M12 4PH

Iqra Mosque And Welfare Foundation Centre, Pink Bank Lane, Manchester, M12 5RF

39 Melling Street, Manchester, M12 4PH

56 Melling Street, Manchester, M12 4PH

52 Melling Street, Manchester, M12 4PH

43 Melling Street, Manchester, M12 4PH

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

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2