

Delegated officer report for planning application

Date of recommendation: 10 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 July 2021

Standard consultations:

Printed: 6 July 2021 Expired: 27 July 2021

Neighbour notifications

Printed: 6 July 2021 Expired: 27 July 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 area

The application relates to a mid-terrace property, which sits within a predominantly residential area within the ward of Miles Platting and Newton Heath. The application site benefits from amenity space to the front and rear. The amenity space located to the front of the property consists of a driveway and a small garden, and the amenity space to the rear consists of a large garden with an outside store. Boundary treatment to the front and rear consists of wooden fences, with a metal fence parallel to the property front.

Description of development

The submitted application is for the proposed installation of a disabled access ramp to the front and rear of the property. Both will include metal safety railings along the length of the ramp. A gradient of 1:15 is proposed in respect of the proposed front and rear ramps. The front ramp has a length of 2550mm and landing dimensions of 1500x1200mm (top) and 1200x1200mm (bottom). The rear ramp has a length of 2700mm and a landing dimension of 1500x1500mm (top) and a patio area of 300x4830mm. The patio at the rear will consist of a permeable surface.

Consultations & Notification Responses

Local residents

The occupiers of the surrounding properties were consulted, and no representations were received.

Flood Risk Management

The drainage of the site can be approved, and the following recommendations are proposed:

1. The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.
2. Levels of the permeable paving to be elevated, so that surface water run-off does not flow into the adjacent property.

Highways

The proposed access ramps to the front and rear of the property extend only within the red-line boundary of the site and as such, do 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. In light of the above, Highways have no objections to the proposed development.

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 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 a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

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

The submitted application is for the proposed installation of disabled access ramps to the front and rear elevations of 7 Audlem Close. The principle of the proposal is considered to be acceptable in that it is intended to benefit the needs of a disabled user residing at the dwellinghouse that requires access to and from the property, and into their private rear garden. On balance it is considered that the proposal represents a proportionate addition to the existing building to create improved access. It is therefore considered that the development responds positively to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Residential/ Visual Amenity

The proposed works would only impact a small proportion of the existing front and rear garden, leaving reasonable areas of amenity space. Although the proposed rear access ramp would be screened from adjacent properties, the proposed ramp to the front of the dwellinghouse would be visible outside of the site in the streetscene. It is considered that the open nature of the proposed structure would reduce the potential visual impacts. Furthermore, the development benefits the needs of a disabled user residing at the property, requiring access. Therefore, on balance any impacts in relation to visual amenity would be outweighed by the need for level access in this instance. The proposal is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1.5 of the Unitary Development Plan.

Design and Appearance

The proposed access ramps are of a standard design, with standard proposed materials and finishes. Although, the colouration of the handrail is not specified. A materials condition has been attached to ensure that the specified materials are adhered to, and colouration is in keeping with the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Via email correspondence with the applicant, justification was given as to why the gradient and dimensions were chosen, as they differ slightly to what is recommended within Design for Access 2. A 1:15 gradient was chosen, since there is no change in direction of the ramp. The front ramp is slightly narrower to fit between the inspection chamber and the hardstanding which includes the resident's car park. The applicant is hesitant to build to a 1:20 gradient and 1.8m width due to the consequences of a non-permeable surface area within the gardens. In addition, the applicant aims to reach a compromise between Design for Access 2 and current Building regulations, Part M, which only specifies 900mm wide ramps for private dwellings.

Car parking

The proposed ramps would enable the existing off-street parking space to be retained.

Refuse storage

The existing arrangements for refuse storage would not be affected by the proposals.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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, stamped as received by the City Council as Local Planning Authority on 14 June 2021.
- Location Plan (x2), stamped as received by the City Council as Local Planning Authority on 14 June 2021.

- Existing Floor Plan Drawing, stamped as received by the City Council as Local Planning Authority on 14 June 2021.
- Proposed Patio Section View Drawing numbered A4P, stamped as received by the City Council as Local Planning Authority on 29 June 2021.
- Proposed Elevations Drawing numbered A3L, stamped as received by the City Council as Local Planning Authority on 29 June 2021.
- Proposed Plan and Elevations Drawing, stamped as received by the City Council as Local Planning Authority on 14 June 2021.
- Email trail discussing dimension choices, stamped as received by the City Council as Local Planning Authority on 9 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.

3) The proposed handrails shall be painted black in colour and the materials to be used for the front and rear access ramps hereby permitted shall match those as stated on the application form dated 14 June 2021.

Reason - To ensure that the colour appearance of the proposed access ramp is in keeping with the surrounding area, 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.

Informatives

- 1) It is recommended that the applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy. It is also recommended that levels of the permeable paving are elevated, so that surface water run-off does not flow into the adjacent property.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

12 Audlem Close, Manchester, M40 7HA
12 Cranfield Close, Manchester, M40 7AY
10 Cranfield Close, Manchester, M40 7AY
8 Cranfield Close, Manchester, M40 7AY
6 Cranfield Close, Manchester, M40 7AY
9 Audlem Close, Manchester, M40 7HA
5 Audlem Close, Manchester, M40 7HA
6 Audlem Close, Manchester, M40 7HA
8 Audlem Close, Manchester, M40 7HA
10 Audlem Close, Manchester, M40 7HA

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
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
HSE COMAH Zone - H3595 OZ - Bradford Road Holder Station (West) Outer Zone
Area Team Boundary - Name: NORTH1