

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130558/FO/2021

Date registered valid: 9 June 2021

Proposal: Installation of a disabled access ramp to side of property

Address: 5 Danby Walk, Manchester, M9 4AE

Ward(s): Harpurhey Ward

Applicant: Mr Alex Corder Northwards Housing 3 St Georges Ave, Altrincham, WA15 6HF

Agent (if any): Mr Alex Corder Northwards Housing 3 St Georges Avenue, Altrincham, WA15 6HF

Case officer: Janet Lawless
Tel: 0161 234 4535
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Recommendation: Approve

Date of recommendation: 29 July 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23rd July 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 June 2021 Expired: 8 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

The property that is the subject of this application is within a block of 2 storey flats identified as numbers 1-7 Danby Walk in the Harpurhey ward of Manchester. They are within the management of Northwards Housing. There are areas of grass to the front of the properties and the ground floor accommodation has a private garden that faces out onto Dalbeattie Street. Number 5 occupies the ground floor corner property facing out onto Danby Walk and returning along the side elevation to meet numbers 9-15 Danby Walk. The access point to the front of number 5 Danby Walk is currently taken from within the central access hallway that leads to all the flats within that block. The access into the rear garden is through a single rear door.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature. Holy trinity RC primary school is to the east with Harpurhey District centre beyond that to the south.

Description of development

The proposal is to install an 'L' shaped ramp that would run horizontally against the rear elevation returning down the side wall of the property. The ramp would incorporate handrails along the full length of the ramp. The ramp would be concrete with a flagged finish. Due to the width and depth of the front garden area, the ramp can be achieved in one length without having to snake around the garden to attain the gradient. The ramp will be a permanent fixture whilst required, and will facilitate access into and out of the house for the disabled resident that occupies the property. The current access into and out of the house into the garden is difficult due to the stepped nature of the doorway. There is an existing pedestrian gate off Dalbeattie Street, so no new access is required.

The dimensions of the proposed ramp would be:
Difference in levels between entrance door & pavement : 300mm
Length of ramp : 6338mm
Gradient of Ramp : 1:21
Landings 1500mm x 1500mm minimum
Handrails throughout. The doorway would be widened to 900mm.

Consultations & Notification Responses

Local residents were informed- no representations have been received

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 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 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 ramp to facilitate access from the pavement through to the entrance of the property, is acceptable.

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

Residential / Visual Amenity

As outlined above, the submitted application relates to the proposed installation of disabled access ramp to the rear including new handrails to the ramp. Given that the ramp is located within the rear garden area, it only occupies a small area of the garden, retaining sufficient amenity space for the occupants of the property. The existing stepped door would be replaced with a widened level doorway.

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 staggering of the next block of properties in the block. The garden area of number 5 would sit between the ramp and the neighbouring property at number 3 Danby Walk, being separated by an approximately 1.5 metre high timber panel fence.

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.

Scale and massing

The proposal would have a rail height of 1.00 metre from floor level with a 1.50 metre square resting platform at the rear entrance of the property; together with a ramp measuring 6.33 metres in length; with a gradient giving a gentle slope down towards the rear pedestrian gate to the site; the base of the ramp would have a 1.5 metre resting area.

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 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 and Appearance

The proposed access ramp is of a standard design in terms of the proposed materials and finishes. It is intended to use Steel handrails. 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.

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 ramp and handrails would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home.

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 applicant/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, no negotiations were necessary but appropriate conditions have been attached. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

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:

Site Location Plan A received 9th June 2021

Ramp Plan B received 9th June 2021

Existing ground floor plan 001 received 26th May 2021

Proposed Floor Plan 002 received 26th May 2021

Existing and Proposed Layout received 26th May 2021

Location Plan received 26th May 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 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.

4) The handrail associated with the access ramp hereby approved shall be coloured black.

Reason - To minimise the impact upon visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

16 Polworth Road, Manchester, M9 4AH
13 Danby Walk, Manchester, M9 4AE
7 Danby Walk, Manchester, M9 4AE
20 Polworth Road, Manchester, M9 4AH
18 Polworth Road, Manchester, M9 4AH
14 Polworth Road, Manchester, M9 4AH
15 Danby Walk, Manchester, M9 4AE
11 Danby Walk, Manchester, M9 4AE
9 Danby Walk, Manchester, M9 4AE
3 Danby Walk, Manchester, M9 4AE
1 Danby Walk, Manchester, M9 4AE

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1