

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133476/FH/2022

Date registered valid: 8 April 2022

Proposal: Installation of access ramp to the rear of the property with associated handrail

Address: 15 Littleham Walk, Manchester, M18 8LU

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mrs Paula Mackinnon Mack 4 Limited on Behalf Of One Manchester Ltd 52 Cornwall Street, Openshaw, Manchester, M11 2PS

Agent (if any): Mrs Paula Mackinnon Mack 4 Ltd 52 Cornwall Street, Openshaw, Manchester, M11 2PS

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 April 2022 Expired: 13 May 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 application relates to an end of terraced 1970's property, which lies within a predominantly residential area of properties of similar type. The application site benefits from amenity space to the rear, comprising container planting, a raised planting bed, and faux grass. A 1.8m high brick wall forms the side boundary of the rear garden, with a 1.5m high post close boarded fencing to the rear and side boundary with no.13 Littleham Walk, screening the rear of the house and garden from adjoining dwellinghouses. No.13 Littleham Walk also has a single storey outrigger to the rear elevation.

The front of the property is located directly adjacent to Littleham Walk. There is no boundary treatment to the back edge of pavement to Littleham Walk.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within a predominantly residential area in Gorton with properties characterised by having public footways/vehicular route to both the front and rear.

Description of development

The submitted application is for the proposed installation of a disabled access ramp to the rear of the house including handrails.

Consultations & Notification Responses

Local residents - No comments received.

Issues

Policy

1. The National Planning Policy Framework (NPPF), (July 2021)
2. 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 and Strategic Character Areas)
 - o Policy EN19 (Waste)
 - o Policy T2 (Accessible areas of opportunity and need)
3. 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 relating to applications from disabled people who may require particular adaptations to their homes.
 - o Policy DC26.1 - The proximity of the site to residential uses necessitates consideration of the impact of noise, attributable to the development, on people living and working nearby.

ISSUES

Principle

The submitted application is for the proposed installation of a disabled access ramp to the rear elevations of 15 Littleham 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. 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

As outlined above, the submitted application relates to the proposed installation of a disabled access ramp to the rear elevation of the house, including the installation of black coloured handrails. A gradient of 1:12 would be achieved.

The proposed works would impact on the existing rear faux grassed garden area to allow the ramp structure to be sited, leaving a small hard landscaped area remaining at the rear of the dwellinghouse.

The proposed ramp in the rear garden would be significantly screened from adjacent properties. It is considered that the open nature of the proposed structure and associated

handrails would reduce the potential visual impacts. Furthermore, the development benefits the needs of a disabled user residing at the property, requiring access to and from the property. 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 ramp to the rear of the dwellinghouse is of a standard design and in terms of the proposed materials and finishes. Although, it is intended to use standard materials, 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 dwellinghouse, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Gradient

The proposed ramp would achieve a 1:12 gradient. Whilst a gradient of 1:20 would be preferred, it is acknowledged that this is an existing dwellinghouse, and due to the size of the rear garden area, there are constraints on the gradient of the ramp which can be achieved, whilst retaining private usable amenity space for the family living in the house.

Car parking

This property has a parking space to the rear which is located outside the curtilage of the enclosed rear garden area, as such there would be no change to the existing parking arrangements.

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 local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this instance there were no major issues to raise with the agent, and the appropriate conditions have 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:

- o Site Location Plan received 8th April 2022;
- o Existing and proposed garden layout plan ref: 080 001 rev.A received 8th April 2022;
- o Existing and proposed rear elevation plan ref: 080 002 received 25th May 2022.
- o Existing and proposed cross section plan ref: 080 003 received 25th May 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. The proposed handrails shall be black in colour in accordance with the content of the email from the planning agent dated 25th May 2022.

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.

Appendix 1 – List of consultees & neighbours notified

13 Littleham Walk, Manchester, M18 8LU
112 Hampden Crescent, Manchester, M18 8JH
11 Littleham Walk, Manchester, M18 8LU
14 Kettlewell Walk, Manchester, M18 8JW
116 Hampden Crescent, Manchester, M18 8JH
114 Hampden Crescent, Manchester, M18 8JH

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