

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127943/FH/2020

Date registered valid: 9 September 2020

Proposal: Formation of a raised external landing to back of property with external step lift, steps, balustrade railings and associated works

Address: 144 Barrington Street, Manchester, M11 4ED

Ward(s): Clayton & Openshaw Ward

Applicant: Frederick Carpenter 144 Barrington Street, Manchester, M11 4ED

Agent (if any): Mr Sean Brockbank Design Line Huddersfield Ltd. 62 Tom Lane, Crosland Moor, Huddersfield, HD4 5QQ

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

Recommendation: Approve

Date of recommendation: 10 May 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 9 October 2020 Expired: 30 October 2020

Neighbour notifications

Printed: 9 October 2020 Expired: 30 October 2020

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 red-brick modern mid-terraced dwellinghouse in Clayton & Openshaw ward. There is an existing raised step platform access with balustrade handrails in front the entrance door. The immediate area is characterised by a mix of period and modern terrace housing. Within a short walking distance, west of the application site is a Health Centre and Sure Start Children's Centre, to the south of the site are Clayton Park, Clayton Hall, and the Grade II* listed St Cross Church. St Willibrords a Grade II listed church is also located east of the site.

Description of development

Proposed formation of a raised external landing to front of property with external step lift, steps, balustrade railings and associated works. The proposed works are to facilitate the accessible requirements a for a disabled person.

The proposal would involve removal of the existing steps and handrails ascending to the entrance door of the application property and introducing a new raised external landing to front of property with external step lift, steps, balustrade railings and associated works.

The maximum measurements of the raised external landing and including platforms to the front of the application property entrance door would be: 16050mm + 1800 + 2000mm length x 2930mm width x 1100mm + 215mm height. The associated Pollock Classic step lift would measure: 1800mm length (including the lift base) x 800mm width x 1100mm height.

Consultations & Notification Responses

1. Local residents / public opinion

No objections, comments or representations were received.

2. Environmental Health

Clarification sought in relation to the noise levels are from the step lift.

Following correspondence with the applicant, with regards to the noise levels from the step lift, details were subsequently provided in relation to the proposed noise levels are from the step lift (correspondence 29/10/2020). Environmental officers had no further comments.

POLICIES

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

1. The National Planning Policy Framework (NPPF), (February 2019)

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

As outlined above, the proposed works are to facilitate the accessible requirements a for a disabled person living at the property. The proposal would involve removal of the existing steps and handrails ascending to the entrance door of the application property and introducing a new

raised external landing to front of property with external step lift, steps, balustrade railings and associated works.

The maximum measurements of the raised external landing and including platforms to the front of the application property entrance door would be: 16050mm + 1800 + 2000mm length x 2930mm width x 1100mm + 215mm height. The associated Pollock Classic step lift would measure: 1800mm length (including the lift base) x 800mm width x 1100mm height.

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 are existing steps and a raised platform to facilitate access to the entrance of the application property. It is intended to undertake the proposed works in the same location, and although the proposed development would be slightly larger in size, scale and prominence, compared to the existing. However, it is considered that it would not be excessively significant in this regard, given the contextual relationship with the neighbouring houses in this location. Therefore, it is considered that the proposed development would not pose a significant adverse impact given what is already existing in this location. The structure is placed externally on the building, across the width of the 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.

The proposed step lift will be a prominent feature within the character of the street scene but although the proposal will 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. Additionally, given the contextual relationship of the this row of houses having a staggered arrangement and being set within large landscape grounds, therefore on balance, it is considered that the proposal would not unduly impact on the residential and visual amenity of the neighbouring occupiers, specifically, those at nos. 138 - 140, 146 - 148, and 150 - 152 Barrington Street, nor would it be significantly harmful to the character of the host building or the wider street scene. 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

It is intended to use brickwork facings to match the existing house, and the proposed step lift is of a standard design and appearance and as specified in submitted step lift information document. It is also intended to use galvanised steel railings painted black on completion. However, a materials condition has also been attached to ensure that materials are adhered to, pursuant with National Planning Policy Framework; The Manchester Core Strategy

Development Plan Document Policies SP1 and DM1 and National Planning Policy Framework, The Manchester Core Strategy Development Plan Document and saved Policies DC1 and DC15 of the Unitary Development Plan.

Car Parking / Highways issues

The proposal would not affect 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 is not 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

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, clarification was sought in relation to the noise levels from the proposed step lift. There were no other 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:

- Application for Planning Permission Form, , received by the City Council as local planning authority on 09 September 2020.
- Existing & Proposed Drawings, Project No. DL670, Drg no. 01, received by the City Council as local planning authority on 09 September 2020.
- Supporting Information - ARTICLE 13 NOTICE, received by the City Council as local planning authority on 09 September 2020.

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 external facing materials forming the low brick dwarf walls shall match those of the existing building in terms of type, colour, texture and scale and as stated on the approved plans and application form and the handrails shall be black in colour as stated on the approved plans and application form.

Reason - To ensure that the colouration of the proposed handrails and the appearance of the external facing materials are 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

Environmental Health

143 North Road, Clayton, Manchester, M11 4NE
141 North Road, Clayton, Manchester, M11 4NE
139 North Road, Clayton, Manchester, M11 4NE
137 North Road, Clayton, Manchester, M11 4NE
135 North Road, Clayton, Manchester, M11 4NE
133 North Road, Clayton, Manchester, M11 4NE
131 North Road, Clayton, Manchester, M11 4NE
129 North Road, Clayton, Manchester, M11 4NE
152 Barrington Street, Manchester, M11 4ED
146 Barrington Street, Manchester, M11 4ED
140 Barrington Street, Manchester, M11 4ED
136 Barrington Street, Manchester, M11 4ED
130 Barrington Street, Manchester, M11 4ED
150 Barrington Street, Manchester, M11 4ED
148 Barrington Street, Manchester, M11 4ED
142 Barrington Street, Manchester, M11 4ED
138 Barrington Street, Manchester, M11 4ED
134 Barrington Street, Manchester, M11 4ED
132 Barrington Street, Manchester, M11 4ED
128 Barrington Street, Manchester, M11 4ED
126 Barrington Street, Manchester, M11 4ED

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
Area Team Boundary - Name: NORTH2