

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129149/FH/2021
Date registered valid: 20 January 2021
Proposal: Installation of ramp to front of the property with associated railings
Address: 9 Littlehaven Close, Manchester, M12 4DS
Ward(s): Ardwick Ward

Applicant: One Manchester Ltd C/o Agent
Agent (if any): Mrs Paula Mackinnon Mack 4 Ltd 52 Cornwall Street, Openshaw, Openshaw, Manchester, M11 2PS
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 March 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 25 January 2021 Expired: 15 February 2021

Neighbour notifications

Printed: 25 January 2021 Expired: 15 February 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

This application relates to a 1970's 2-storey end of terrace dwellinghouse within a row of similar houses in Ardwick ward. The application property benefits from amenity space to the front, side and rear elevations, along with boundary treatment around the perimeter. There is an existing paved driveway with a gated access along the frontage, including another gated access along the side elevation adjacent to the common shared boundary with no. 11 Littlehaven Close. The remaining front amenity space is predominantly grass with a flagged walkway running parallel of the front façade of the original dwelling and extending to the common shared boundary with no. 11 Littlehaven Close. The immediate area is predominantly residential in character with Richmond Grove East and Stockport Road within a short walking distance from the application site offering access to transport links, commercial, retail and leisure activities.

Description of development

The proposal relates to the installation of access ramp to front of no. 9 Littlehaven Close with associated handrails. Minor elevational alterations are also proposed which would involve widening the front door of the application property, new door with low level threshold installed and widening the existing paving flagged area in front of the existing side access gate and the

common boundary with no.11 Littlehaven Close . In addition, the existing manhole / inspection chamber, (annotated as "MH" on the submitted plan) is to be raised and set into new ramp, and removal of the existing driveway gates. The proposed access ramp with handrails (Length 1200mm + 1200+mm 1200mm x Width 1200mm + 2905mm + 2085mm x Height 900mm), would be cover most of the width of the existing dwellinghouse and extend to the common boundary with no. 11 Littlehaven Close. The proposed colouration of the handrails would be colour coated black.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

No objections / comments to make regarding the application on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

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

- o Chapter 8: Promoting healthy and safe communities.
- o 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 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- 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 Saved Policy DC1 for Residential Extensions is still considered of relevance.
- o Saved Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following sections are of particular relevance:

i. Section 2 Design.

- o Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.
- o Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.
- o Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle

The principle of the proposal to provide an accessible ramp and improved access for the occupier residing at the property 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, the proposed works would be contained within the curtilage of the front garden of the application property, and proposed elevational alterations involving the minor widening of the main entrance would generally fall within permitted development and therefore planning permission is not usually required for such works. Most of the width of the

front amenity space would be used allow for the access ramp with handrails to be sited. However; there remains a sizable amenity space for the nature of the property. Although the proposal would be a prominent feature within the character of the streetscene, the development benefits the needs of a disabled user residing at the property who requires access to and from the property, therefore on balance, the proposed adaptation is considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and saved Policies DC1 and DC15 of the Unitary Development Plan.

Design and Appearance

The proposed access ramp with handrails is of a standard design and appearance. It is intended to match materials with those of existing, and the proposed colouration of the handrails would be black. 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 unaffected, 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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the Council had no issues to raise with the agent. 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.

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 Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as Local Planning Authority on 20 January 2021.
- o Site Location Plan 1:1250 on A4 with application site edged in red, received by the City Council as Local Planning Authority on 20 January 2021.
- o Existing Front Garden Plan, Drawing No. 034-001, received by the City Council as Local Planning Authority on 20 January 2021.
- o Proposed Front Garden Plan, Drawing No. 034-002, REV B, received by the City Council as Local Planning Authority on 20 January 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 colouration of the proposed handrails shall be painted black and the external facing materials to be used shall match those of the existing building in terms of type, colour, texture and scale and as stated on the application form and as shown on the approved plans, and shall remain in situ whilst the use or development is in operation.

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

6 Littlehaven Close, Manchester, M12 4DS
13 Littlehaven Close, Manchester, M12 4DS
10 Littlehaven Close, Manchester, M12 4DS
2 Curlew Walk, Manchester, M12 4QX
8 Littlehaven Close, Manchester, M12 4DS
7 Littlehaven Close, Manchester, M12 4DS
5 Littlehaven Close, Manchester, M12 4DS
4 Littlehaven Close, Manchester, M12 4DS
11 Littlehaven Close, Manchester, M12 4DS

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
Area Team Boundary - Name: NORTH2