MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128492/FH/2020
Date registered valid:	5 November 2020
Proposal:	Installation of access ramp with associated hand rails and landings to rear of the property
Address:	10 Greendale Drive, Manchester, M9 6NT
Ward(s):	Charlestown Ward
Applicant:	Mr Ian Rothwell Northwards Housing Ltd Unit 11 Hendham Vale Industrial Park, Vale Park Way, Manchester, M8 0AD
Agent (if any):	Mr Ian Rothwell Northwards Housing Ltd Hendham Vale Industrial Estate, Hazelbottom Road, Vale Park Way, Manchester, M8 0AD
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: janine.renshaw-livesey@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8 December 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:
Printed: 6 November 2020 Expired: 27 November 2020

Neighbour notifications
Printed: 6 November 2020 Expired: 27 November 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: No

Tree Preservation Order: No

This application relates to an end terrace house within a predominantly residential area of the Charlestown in the North of Manchester.

The property benefits from a wooden fenced boundary to the rear garden with the adjoining properties.

The submitted application is for the installation of access ramp to rear of the property.

Consultations & Notification Responses

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

The Head of Highway raised no objection to the proposal.

Issues

POLICY
NATIONAL PLANNING POLICY FRAMEWORK
Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

UNITARY DEVELOPMENT PLAN SAVED POLICIES
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 the a street scene;
e. The effect of the loss of any on-site car parking.

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.

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (ADOPTED 11 JULY 2012)
Policy SP1 identifies 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 including:-
- 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 or income.
- Protect and enhance the built and natural environment

Policy DM 1 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:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

ISSUES
PRINCIPLE OF DEVELOPMENT

The submitted application is for the installation of access ramp to the rear of the property. The proposal will benefit the needs of a disabled user residing at the property.

The site consists of a rectangular plot with garden area to front and rear.

The new access ramp will be located to the rear entrance of the property. The access ramp provides a 6690mm and 4300mm length, with landing area immediately outside the rear entrance door, a concrete path immediately outside the property . The proposed ramp will be within the curtilage of the site.

The existing, access gate, lawn/grassed area and boundary treatment will remain. The proposed ramp appears to have a gradient of 1:15 and will have a balustrade on the outside edge of the ramp to a height of 0.9m. In this instance the ramp poses no significant impact in terms of loss of garden/amenity space.

Overall the development creates no significant impact within the character of the street scene or within the general area in terms of visual or residential amenity and benefits the needs of a disabled user.

DESIGN & APPEARANCE
The development is in keeping with the original property and in terms of design and appearance is of a standard construction and therefore it is considered that the proposal is acceptable in design terms.

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 polices 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 the local planning authority had no issues to raise with the applicant/agent, but have attached appropriate conditions to the approval.

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:

Drawing Number No 10 Version 1.0 and No 10 Version 2.0 and the Location Plan, stamped as received on the 3rd November 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 handrail as indicated on drawing number No 10 Version 1.0 and No 10 Version 2.0 and the Location Plan, stamped as received on the 3rd November 2020, shall be colour coated or painted 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

Highway Services

12 Greendale Drive, Manchester, M9 6NT
7 Teesdale Walk, Manchester, M9 6SB
5 Teesdale Walk, Manchester, M9 6SB
3 Teesdale Walk, Manchester, M9 6SB
1 Teesdale Walk, Manchester, M9 6SB

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