MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	127908/FH/2020
Date registered valid:	20 October 2020
Proposal:	Installation of ramped access to the front of the property
Address:	20 Ramage Walk, Manchester, M12 6PJ
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mrs Paula Mackinnon Mack 4 Limited on Behalf Of One Manchester Ltd 52 Cornwall Street, Manchester, M11 2PS
Agent (if any):	Mrs Paula Mackinnon Mack 4 Ltd 52 Cornwall Street, Manchester, M11 2PS
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 November 2020

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: 21 October 2020 Expired: 11 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
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 front and rear, with 1.8m high close boarded fencing to the all the boundaries forming the front garden area, screening the front of the house and garden from adjoining dwellinghouses. The front garden comprises synthetic grass with a shrub filled border to the western edge of the garden area. No soft landscaping would be lost in connection with the proposed development.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area
The property is located within a predominantly residential areas in Beswick., with properties characterised by having public footways to both the front and rear.

Description of development
The submitted application is for the proposed installation of a disabled access ramp to the front of the house including black coloured handrails. A gradient of 1:15 would be achieved.

Consultations & Notification Responses
Local residents - no comments received.

Issues

POLICIES

1. The National Planning Policy Framework (July 2018)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).
Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents, outlined below.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1(Spatial Principles); which sets out 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, amongst these include: 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

Policy EN1 (Design Principles and Strategic Character Areas) ; states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

3. Unitary Development Plan Saved Policies:
Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

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.

ISSUES

Principle

The submitted application is for the proposed installation of a disabled access ramp to the front elevation of 20 Ramage Walk. 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 front elevation, including new handrails coloured black. A gradient of 1:15 would be achieved.

The proposed works would only impact on a small area of the existing front garden to allow the ramp structure to be sited, leaving reasonable areas amenity space remaining at the front and rear of the dwellinghouse.

Although the proposal would not be visible outside of the site due to the existing high wooden fencing around the perimeter of the front garden , the black colouration of the handrails would reduce the potential visual impact , if the boundary treatment were to be reduced in height or removed in the future . Furthermore, 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 Policy DC1 of the Unitary Development Plan.

Design and Appearance:

The proposed access ramp 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.

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, there were major no 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 by the City Council as Local Planning Authority on 20th October 2020.
o Plan ref: Proposed Layout and Existing Layout received by the City Council as Local Planning Authority on 16th September 2020.
o Email from planning agent dated 10th September 2020 confirming colouration of the handrails.

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 proposed handrails shall be painted black in colour and the materials to be used to form the access ramp hereby permitted shall match those on plan ref: Proposed layout and content of email from planning agent dated 10th September 2020 confirming colouration of the handrails.

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

18 Ramage Walk, Manchester, M12 6PJ
11A Purslow Close, Manchester, M12 6PR
15 Purslow Close, Manchester, M12 6PR
19 Purslow Close, Manchester, M12 6PR
17 Purslow Close, Manchester, M12 6PR
11 Purslow Close, Manchester, M12 6PR
16 Ramage Walk, Manchester, M12 6PJ
40 Blakemore Walk, Manchester, M12 6PH
38 Blakemore Walk, Manchester, M12 6PH
36 Blakemore Walk, Manchester, M12 6PH
34 Blakemore Walk, Manchester, M12 6PH
32 Blakemore Walk, Manchester, M12 6PH
14 Ramage Walk, Manchester, M12 6PJ
30 Blakemore Walk, Manchester, M12 6PH

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2