

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126359/FH/2020

Date registered valid: 13 March 2020

Proposal: Installation of access ramp to the front of the property

Address: 1 Woodward Place, Manchester, M4 7JY

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: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 May 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: 18 March 2020 Expired: 8 April 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a single storey residential property located in the Ancoats area of North Manchester. The property makes up part of the larger 'Islington Square' development, completed in 2006, in which one brick façade surrounds the 23 houses.

Description of Development

The submitted application seeks planning permission for the installation of access ramp to the front of the property. The ramp would be positioned within the side garden of the property and would be hidden by the brick façade. Access would be through the existing timber access door from Woodward Street. The proposed ramp would be 600mm x 600mm concrete flags and a Pre-fabricated handrail.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Policy

NPPF (February 2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are economic, environmental and social objectives.

The following parts of the NPPF are considered relevant to this proposal:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

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, odours, litter, vermin, birds, 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.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.

-Flood risk and drainage.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Saved UDP Policies

Policy DC1 states that extensions to residential properties will be allowed subject to compliance with other relevant policies and considering certain criteria. DC1.5 also states that 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.

Principle - The proposal is considered acceptable in principle, as it improves disabled access to the property in accordance with Saved UDP policy DC1 and Core Strategy Policy DM1 and SP1.

Issues

Principle of Development

The submitted application is for the proposed installation of disabled access ramp to a residential property. The principle of the proposal is considered to be acceptable and would benefit the needs of a disabled user residing at the property 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

The proposed access ramp would cover most of the side garden of the property, however the property benefits from a rear garden also which will be retained as amenity space. The proposed access ramp would be positioned behind the front façade of the property and therefore it is not considered to alter the category of this distinctive development or create a prominent feature within the street scene.

The visibility of the ramp within the street scene would be minimal, potentially only seen from the street when opening the access door, and it is considered the development benefits of improved access to the needs of a disabled user residing at the property would outweigh any visual impacts, pursuant to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan. The development is therefore considered acceptable in design terms and in accordance 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 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:

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

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 Form stamped and received by the City Council as Local Planning Authority on 27 February 2020.

-Location Plan drawing stamped and received by the City Council as Local Planning Authority on 27 February 2020.

-Existing & Proposed Front Yard drawing no. 027 001 REV A stamped and received by the City Council as Local Planning Authority on 13 March 2020.

-Proposed Access drawing no. MAC 09/04/1900 1 stamped and received by the City Council as Local Planning Authority on 13 March 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 development shall be carried out in accordance with the materials specified within the householder planning application stamped as received by the City Council as Local Planning Authority on 27 February 2020.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

3 Woodward Place, Manchester, M4 7JY
2 New Islington, Manchester, M4 6HF
36 Weybridge Road, Manchester, M4 6FD
1 Downley Drive, Manchester, M4 7JU
2 Woodward Street, Manchester, M4 7JS
1 Woodward Place, Manchester, M4 7JY

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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH1