

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125915/FH/2020

Date registered valid: 6 February 2020

Proposal: Installation of disabled access ramp to the rear and new access gate to the boundary wall

Address: 119 Devonshire Street South, Manchester, M13 9HY

Ward(s): Ardwick Ward

Applicant: Mr Ian Rothwell Northwards Housing Limited 119 Devonshire Street South, Grove Village, Manchester, M13 9HY

Agent (if any): Mr Ian Rothwell Northwards Housing Ltd Hendham Vale Industrial Estate, Hazelbottom Road, Vale Park Way, Manchester, M8 0AD

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

Recommendation: Approve

Date of recommendation: 15 April 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 February 2020

Standard consultations:

Printed: 11 February 2020 Expired: 3 March 2020

Neighbour notifications

Printed: 11 February 2020 Expired: 3 March 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

This application relates to an end-of-terraced dwellinghouse sited at the junction of Devonshire Street South and Stockport Road, in Ardwick Ward.

The application property benefits from amenity space to the front, side and rear elevations, along with boundary screening.

The dwellinghouse is constructed in a sandstone colour brick work along the side elevation, and in-part, wood panel cladding along the first floor façade and cream render along the ground floor front façade and the rear elevation.

There is an existing small metal outbuilding sited in the rear garden close to the common boundary with the back of pavement along the Stockport Road elevation, and the common boundary with no.154 Stockport Road. There is an existing bin store area along the frontage, close to the common boundary with no. 117 Devonshire Street South.

The boundary treatment along the frontage is defined by a low brick wall and metal railings (approximately 1 metre high), with the amenity space along the frontage in part block paved.

The side boundary treatment (Stockport Road elevation) is defined as a brick wall and pillars, with wooden fence panel inserts (approximately 1.8 metres). On the opposite site, the side

boundary treatment (no. 117 Devonshire Street South elevation) is defined as a graduating brick wall (approximately 2.5 - 2.8 metres).

Along the rear elevation, the boundary treatment is defined as a brick wall (approximately 2 metres) along the common boundary with no. 154 Stockport Road, and the rear garden is in part paved with paving flags.

There is no existing provision for within-curtilage car parking, however, on street parking is available along Devonshire Street South and Tarleton Street.

The surrounding area is mixed-use character, with some residential to the south-west of the site; commercial to the east of the site; and commercial/industrial to the northwest.

Description of development

Proposed installation of disabled access ramp to the rear and new access gate to the boundary wall.

Clarification regarding the proposed colouration of the handrails and gated details were requested from the agent. Details of the proposed gate and colouration of handrails were subsequently provided, (email from agent and attachment dated 24 /02/2020 - DRAWING No. 119 Devonshire 005 A).

The proposed disabled access ramp with handrails (L 1800mm + 1633mm + 1220mm x W 1200mm + 1200mm x H 1125 + 200mm) would be contained at the rear of the application site; would have a proposed gradient of 1:15, and be painted gloss black.

The proposed new steel access gate, (L 1350mm x H1125mm) would share a common boundary with the back of pavement along the Stockport Road elevation. The proposed colouration would also be a gloss black paint.

Description of area

Description of development

Consultations & Notification Responses

1. Local residents/public opinion

No objections, comments or representations received.

2. Environmental Health

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

Issues

POLICIES

The following planning policies are materially relevant to the consideration of this planning 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.
 - 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 Policy DC1 for Residential Extensions is still considered of relevance.
 - o Policy DC1. 5 relating to applications from disabled people who may require particular adaptations to their homes.

ISSUES

Principle

The submitted application is for the proposed installation of disabled access ramp to the rear and new access gate to the boundary wall. 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

The proposed disabled access ramp with handrails (L 1800mm + 1633mm + 1220mm x W 1200mm + 1200mm x H 1125 + 200mm) would be contained at the rear of the application site and placed externally on the building, in-part across the width of the original dwelling and across the existing door along the rear elevation.

The proposed development would also comprise of a new steel access gate, (L 1350mm x H1125mm) which would share a common boundary with the back of pavement along the Stockport Road elevation.

It is proposed colouration of the steel access gate and handrails would be a gloss black paint.

Most of the width of the rear amenity space will be used to allow the access ramp to be sited, however; there still remains a sizable rear garden 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.

With the exception of the proposed new steel access gate along the boundary, the proposed disabled access ramp with handrails would not be a prominent feature within the character of the street scene as it would be screened behind boundary treatment. It is considered that as 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 proposal 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 of the proposed gate and handrails with those of existing. In terms of colouration, the submitted information states that the proposed colouration of the steel access gate and handrails would be a gloss black paint. 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 arrangements. No off street parking provision would be lost as part of the proposed development.

Waste Management

The existing arrangement is not affected by the proposed development.

There is an existing bin store area along the frontage, close to the common boundary with no. 117 Devonshire Street South.

Refuse bins can also be stored within curtilage along the front, side or rear amenity space behind the boundary treatment, and brought to the back of pavement on collection days, 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, clarification regarding the proposed colouration of the handrails and gated details were requested from the agent. Details of the proposed gate and colouration of handrails were subsequently provided, (email from agent and attachment dated 24 /02/2020 - DRAWING No. 119 Devonshire 005 A). 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 Site Location Plan with application site edge in red, stamped as received by the City Council as Local Planning Authority on 13 January 2020.
- o Existing External Plan ref:002, stamped as received by the City Council as Local Planning Authority on 13 January 2020.
- o Proposed Rear Elevation ref:004, stamped as received by the City Council as Local Planning Authority on 13 January 2020.
- o Proposed External Plan with ramp ref:003A, stamped as received by the City Council as Local Planning Authority on 06 February 2020.
- o Email from agent dated 24/02/2020 confirming colouration of gate and ramp handrails , and attached Gate elevation to boundary wall for ramp plan ref: 005 A.

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 to be used on the access ramp and handrails, and access gate hereby permitted shall match those of the existing building and existing boundary treatment in terms of type, colour, texture and scale and as specified on the submitted application form and approved drawings. The colouration of the proposed handrails and access gate shall be painted gloss black as stated in email from planning agent dated 24th February 2020.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the ramp and access gate; and to ensure that the colour appearance of the proposed access ramp and gate 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

117 Devonshire Street South, Manchester, M13 9HY

150 Stockport Road, Manchester, M13 9DZ

152 Stockport Road, Manchester, M13 9DZ

115 Devonshire Street South, Manchester, M13 9HY

154 Stockport Road, Manchester, M13 9DZ

Travelex Cash Machine Adjacent Macdonalds, Stockport Road, Manchester, M12 6AL

St Lukes Church And Neighbourhood Centre, Guide Post Road, Manchester, M13 9HP

Drive Through Restaurant, 129 Stockport Road, Manchester, M12 4AB

119 Devonshire Street South, Manchester, M13 9HY

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