

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143267/FO/2025
Date registered valid: 20 June 2025
Proposal: Installation of ramp for wheelchair access to front of property
Address: 22 Benmore Road, Manchester, M9 6EJ
Ward(s): Charlestown Ward

Applicant: Mr Sinisa Nedeljkovic, MEAP
Agent (if any):
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 August 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 23 July 2025

Standard consultations:

Printed: 1 July 2025 Expired: 22 July 2025

Neighbour notifications

Printed: 1 July 2025 Expired: 22 July 2025

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

Description of site / building / area

22 Benmore Road is a two-storey mid-terrace dwellinghouse within a row of six properties in the Charlestown ward of north Manchester.



(Site visit 23.07.2025)

The application property benefits from amenity space to the front and rear elevations, including boundary treatment. The existing front amenity space measures approximately (5.6 metres deep x 6.5 metres wide), and incorporates a driveway with off street parking provision for a vehicle. Bins are stored within the front garden alongside the driveway.

There is an existing 'ginnel' with gated access between the application property and no. 20 Benmore Road, which facilitates access to the rear of the house.
The surrounding area is residential in character.

Site history

- No record.

Description of development

Consent is sought for the installation of an access ramp along the front of no. 22 Benmore Road.

The submitted application benefits the needs of a disabled occupier residing at the property.

The proposed access ramp, landing area and associated handrails would be placed centrally in front of the existing front door, and along the common shared boundary with no. 24 Benmore Road whilst retaining a distance of approximately 876mm from this boundary. It would maintain a separation distance of approximately 4185mm from the common shared boundary with the existing ginnel; whilst also being set-away from the front boundary approximately 4185mm.

The combined access ramp, landing area and associated handrails would measure approximately (3447mm deep x 1200mm wide x 1182mm maximum height). It is intended to use external facing materials comprising of concrete paving flags with metal handrails colour coated in 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. Highways

The proposed access ramps to the front of the property extend only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

It should be ensured that all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant, as referenced within Design for Access 2 documents.

The gated access will have an inward opening gate which does not impinge on the adopted highway or pedestrian movements and therefore is acceptable to Highways.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email – highwaylicences@manchester.gov.uk

POLICY

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

1. The National Planning Policy Framework (NPPF), (December 2024):

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- JP-P1 - Sustainable Places

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - Whilst The UDP has been superseded by the Core Strategy Development Plan, the following saved policy is still considered of relevance:

- Saved Policy DC1 for Residential Extensions
- Saved Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

ISSUES

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Moreover, the submitted application benefits the needs of a disabled occupier residing at the property and therefore, the principle of the proposal is also considered acceptable in this context. Notwithstanding this factor, consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential / Visual Amenity

Impact of works (Installation of access ramp along front of property) - In light of the pre-existing contextual relationship along the front elevation and relationship to boundaries; as the combined proposed access ramp, landing area and associated handrails would be stepped-away from or maintain a significant separation distance from the common shared boundaries, it is considered that although the proposal would be visible along the Benmore Road highway, on balance, the proposed development would not cause any further degree of harm upon residential and visual amenity in terms of the proposed level of visual intrusion given its prominence along the Benmore Road highway. In this instance, the proposed level of visual intrusion is outweighed by the benefit of improved access for the occupier; and therefore, the proposed development could be accommodated in this location, subject to planning conditions.

Impact of works (Design and appearance) - The proposed access ramp and associated handrails is primarily of a standard design and appearance and therefore the proposed development is not considered to be a significant departure from what would be expected from a development of this nature. However, a materials condition has been attached to ensure that materials are adhered to; ; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Car Parking) - The proposal would necessitate the loss of the existing driveway and associated loss of 1 off street parking space. However, there is unrestricted parking on street in front of the house on Benmore Road, and it is considered the incorporation of the ramp to meet the needs of the occupiers outweighs the impacts in respect of loss of the off street parking provision in this instance. Furthermore, it is considered that any impacts to on street parking would not be so significant as to warrant the refusal of permission.

Impact of works (Waste Management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to chapters 8 and 12 of The National Planning Policy Framework (2021); policies SP1, DM1 and EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policies DC1, DC1.5 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 20 June 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 20 June 2025.
- Existing SITE PLAN, received by the City Council as the Local Planning Authority on 20 June 2025.
- Existing FLOOR AND FRONT DRIVE PLAN, received by the City Council as the Local Planning Authority on 20 June 2025.
- Proposed FLOOR AND FRONT DRIVE PLAN, received by the City Council as the Local Planning Authority on 20 June 2025.
- Proposed FRONT AND SIDE ELEVATIONS, received by the City Council as the Local Planning Authority on 20 June 2025.
- Existing ELEVATIONS, received by the City Council as the Local Planning Authority on 24 July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

3) The external facing materials to be used on the development hereby approved shall match those as stated on the approved plans and submitted information.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

20 Benmore Road, Manchester, M9 6EJ

26 Benmore Road, Manchester, M9 6EJ

24 Benmore Road, Manchester, M9 6EJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA