

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143465/FH/2025

Date registered valid: 4 August 2025

Proposal: Installation of access ramp to front door with associated works to existing driveway

Address: 40 Heppleton Road, Manchester, M40 3LU

Ward(s): Moston Ward

Applicant: Mr. Paul Irving

Agent (if any): Miss Keeley Smith, Manchester City Council

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

Recommendation: Approve

Date of recommendation: 08 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 August 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 August 2025 Expired: 29 August 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

The application relates to 40 Heppleton Road, a semi-detached dwellinghouse within a predominantly residential area of Moston ward in north Manchester.



Figure 1. Site visit 18.08.2025

The property benefits from amenity space to the front, side and rear, including boundary treatment. Off-street car parking is along the side and wheeled bins are stored within curtilage behind boundary treatment.

Whilst the application property benefits from its own gated driveway access, it also shares a gated access with the adjoining no. 42 Heppleton Road.

Site history

- No record.

Description of development

Consent is sought for the installation of an access ramp with associated handrails along the front door of no. 40 Heppleton Road, together with associated works to existing driveway for a wheelchair user.

The associated works would involve introduction of new gate to the side of landing area of the proposed ramp, removal of existing concrete hard surface with replacement permeable block paving, installation of ACO drainage; together with in-part pruning existing hedge to allow for access through existing gates, including removing part of hedge to area around front access door. The vehicle access to the driveway and width of drive gates to be retained.

The proposed access ramp, landing area and associated handrails would be stepped-away from the common shared boundary with no. 42 Heppleton Road approximately 443mm and would be placed in front the existing front door, projecting along the full width of the existing house and slightly beyond the side elevation of the host building. The combined access ramp, landing area and associated handrails would measure approximately (7479mm deep x 1526mm wide x 1233mm maximum height).

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. Comments were received from one local resident. A summary of their objection is outlined below:

COMMENT

The objector expresses their dissatisfaction to an access ramp being built at number 40 Heppleton Road by reason of the shared access to the properties. They are of the opinion that the proposal should include building a separate pathway to the front of the properties and a fence built separating the properties so they each have their own access. They have expressed concerns that the ramp is unsightly and if it were to be allowed, it would deter potential house buyers.

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:

- Chapter 2: Design

ISSUES

In the case of this application, given the reference to the shared pathway on the ground floor plans, further clarification was sought from the agent, which was subsequently provided, (dated, 07/10/2025).

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 to front door with associated works to existing driveway) - In light of the pre-existing contextual relationship along the front elevation and relationship to boundaries and given the reference to the shared pathway on the ground floor plans, further clarification was sought from the agent. It has been confirmed that the existing shared pathway to the front garden serving 38 and 40 Heppleton Road is to remain untouched, (correspondence dated, 07/10/2025).

On this basis, 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 in-part be visible along the Heppleton 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 along the highway as it would be significantly screened by existing boundary treatment; and therefore, in this instance, the proposed level of visual intrusion is outweighed by the benefit of improved access for the occupier. For these reasons and on balance, 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 (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property, on-site car parking would still be maintained; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current

storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Objector's comments - In terms of planning comments raised by the objector, these have been duly considered in the issues section above. Comments relating to civil matters, trespassing, shared ownership matters, boundary disputes, party wall issues would fall outside of planning legislation and therefore cannot be considered as part of this planning application.

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).

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 the case of this application, given the reference to the shared pathway on the ground floor plans, further clarification was sought from the agent, which was subsequently provided, (dated, 07/10/2025). The local planning authority had no other 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 16 July 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 16 July 2025.
- Proposed GROUND FLOOR GARDEN PLAN , received by the City Council as the Local Planning Authority on 16 July 2025.
- Proposed ELEVATION (FRONT), , received by the City Council as the Local Planning Authority on 04 August 2025.
- Proposed ELEVATION (FRONT), received by the City Council as the Local Planning Authority on 04 August 2025.
- Proposed ELEVATION (FRONT), Revision A, received by the City Council as the Local Planning Authority on 04 August 2025.

- Proposed ELEVATION (REAR), received by the City Council as the Local Planning Authority on 04 August 2025.
- Proposed ELEVATION (RIGHT SIDE), received by the City Council as the Local Planning Authority on 04 August 2025.
- Proposed ELEVATION (LEFT SIDE), received by the City Council as the Local Planning Authority on 04 August 2025.
- Correspondence dated, 07/10/2025

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 be implemented in accordance with the approved details as set out in Condition 2 of this approval and as stated in correspondence from agent dated, 07/10/2025.

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).

Appendix 1 – List of consultees & neighbours notified

5 Lindale Avenue, Manchester, M40 3LX
3 Lindale Avenue, Manchester, M40 3LX
47 Heppleton Road, Manchester, M40 3LU
41 Heppleton Road, Manchester, M40 3LU
38 Heppleton Road, Manchester, M40 3LU
49 Heppleton Road, Manchester, M40 3LU
45 Heppleton Road, Manchester, M40 3LU
43 Heppleton Road, Manchester, M40 3LU
42 Heppleton Road, Manchester, M40 3LU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA