

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141535/FO/2024
Date registered valid: 26 November 2024
Proposal: Installation of fire escape staircase
Address: Flat 1, 297 Palatine Road, Manchester, M22 4HH
Ward(s): Northenden Ward

Applicant: Mr Khurran Hanif
Agent (if any): Mr A Gilbert
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 26/02/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 08/01/2025

Standard consultations:

Printed: 12 December 2024

Expired: 5 January 2025

Neighbour notifications

Printed: 12 December 2024

Expired: 5 January 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

The application relates to a two-storey building with a commercial ground floor unit and a residential first floor flat. The property is built from brick with slate roof tiles and features a front canopy for outdoor seating to the front, with an outrigger to the rear.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Palatine Road connects Withington to Wythenshawe, through Didsbury and Northenden, this section of the road is predominantly commercial, with shops and businesses occupying first floor units with a range of commercial and residential first and second floor uses. There is a range of building types in the vicinity, predominantly 2 and three stories in height.

Description of development

The applicant is seeking permission for the installation of a staircase to the rear to provide fire escape for residential unit.

Consultations & Notification Responses

Neighbouring residents, as Per Appendix 1 – 1no. objection to the proposal due to the understanding that the fire escape would block the rear access – However from the plans provided the proposed staircase would be entirely within the redline boundary of the applicant.

Flood Management – No objection

Environmental Health – No objection

Greater Manchester Police – No objection so long as the following secure by design standards are met:

- A full height gate and panic hardware on the inside.
- Enclose the bottom of the stairs on the sides to the full height of the gate.
- The window should meet the Secured by Design standards.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

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

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

The National Planning Policy Framework (December 2024)

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

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

Principle

The submitted application is for installation of a steel staircase to provide access to an existing flat at the rear of the property. This can be considered acceptable in principle on some occasions. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity and safety.

Sitting, Scale and Mass

The proposed staircase will project 6295mm from the rear of the property with a maximum height of 5180mm (at the top of the handrail) and a 1230mm width, in addition to this the existing rear window will be converted to a door to provide access to the property. The staircase will be prefabricated, constructed of black steel with built in handrails.

It is considered that scale and mass of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Visual Amenity

The staircase will be constructed of stainless steel with vertical steel supports for the handrails. The design of the staircase is considered acceptable and as the stairs run along the side of the property, the existing amenity space, waste storage, and access to the ground floor will still be available for use. The design of the staircase is considered to be appropriate in its size and form, pursuant to saved policy DC1 of the UDP.

Residential Amenity

The proposed staircase is standard in form, similar to existing staircases on neighbouring properties in this area and does not take up any more amenity space than is required for its function. The handrails are of a standard height and width and are to be stainless steel in colour.

The elevation alterations consisting of changing an existing window to a door is not anticipated to create any privacy issues or an overbearing presence caused by the proposal for the neighbouring residents.

Generally, there is apprehension for implementing access to properties via a rear alleyway which has substantially less natural surveillance than street access. However, as per the comments from Greater Manchester Police, the application can be supported if a series of crime prevention measures are implemented to improve the security of the property and the safety of the residents.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Conclusion

Given the above issues, it is considered that the proposed rear access staircase and associated elevation alterations are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse.

1. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a) Drawing – Location Plan – Received 18 November 2024.
- b) Drawing – Proposed Elevations – Received 18 November 2024
- c) Drawing – Proposed Plans – Received 18 November 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

2. Secure by Design

Within 3 months of the completion of development, evidence of the implementation of the required security measures to the staircase hereby approved shall be submitted to and approved in writing by the City Council as the local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Greater Manchester Police

2 Allanson Road, Manchester, M22 4HL
11 Mill Lane, Northenden, Manchester, M22 4HJ
301A Palatine Road, Manchester, M22 4HH
295A Palatine Road, Manchester, M22 4HH
299A Palatine Road, Manchester, M22 4HH
Ground Floor, 303 - 305 Palatine Road, Manchester, M22 4HH
303A Palatine Road, Manchester, M22 4HH
4 Allanson Road, Manchester, M22 4HL
299 Palatine Road, Manchester, M22 4HH
305A Palatine Road, Manchester, M22 4HH
13 Mill Lane, Northenden, Manchester, M22 4HJ
297 Palatine Road, Manchester, M22 4HH
6 Allanson Road, Manchester, M22 4HL
293 Palatine Road, Manchester, M22 4HH
8 Allanson Road, Manchester, M22 4HL
295 Palatine Road, Manchester, M22 4HH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA