



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141726/FH/2024

DATE REGISTERED VALID: 11 December 2024

PROPOSAL: Erection of access ramp to rear

ADDRESS: 6 Oakfield Road, Manchester, M20 6XA

WARD(S): Didsbury West Ward

APPLICANT: Mr Peter Folkman

AGENT (IF ANY): Mr John Walker Walker Simpson Architects

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 05.02.2025

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	8 January 2025	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications:	Printed: 6 January 2025	Expired: 27 January 2025
Site notice:	Posted: 8 January 2025	Expired: 29 January 2025
Press advert:	Published: 14 January 2025	Expired: 4 February 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Not applicable	
Conservation area:	Blackburn Park Conservation Area 1979	
Tree Preservation Order:	Not applicable	

DESCRIPTION OF SITE/BUILDING

The proposal related to a large detached dwellinghouse on Oakfield Road. The property features an existing single storey conservatory addition and detached garage/outbuilding. The property features hardstanding to the front for off street vehicle parking and surrounding gardens.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Didsbury East ward of Manchester. The site is within the Blackburn Park conservation area.

DESCRIPTION OF DEVELOPMENT

The applicant proposes the erection of access ramp to rear.

Materials: The proposal will include high-quality, durable materials that complement the existing structure, with a non-slip surface to ensure safety.

Dimensions: The ramp will be designed to meet the recommended gradient of 1:15, and 1:12 between landings, ensuring that it is not too steep and is compliant with accessibility guidelines Part M 4(1). The width will be a minimum of 900mm to allow for safe passage, and 1200mm landing width.

Landscaping: Surrounding the ramp, landscaping elements will be incorporated to blend the structure with the existing garden.

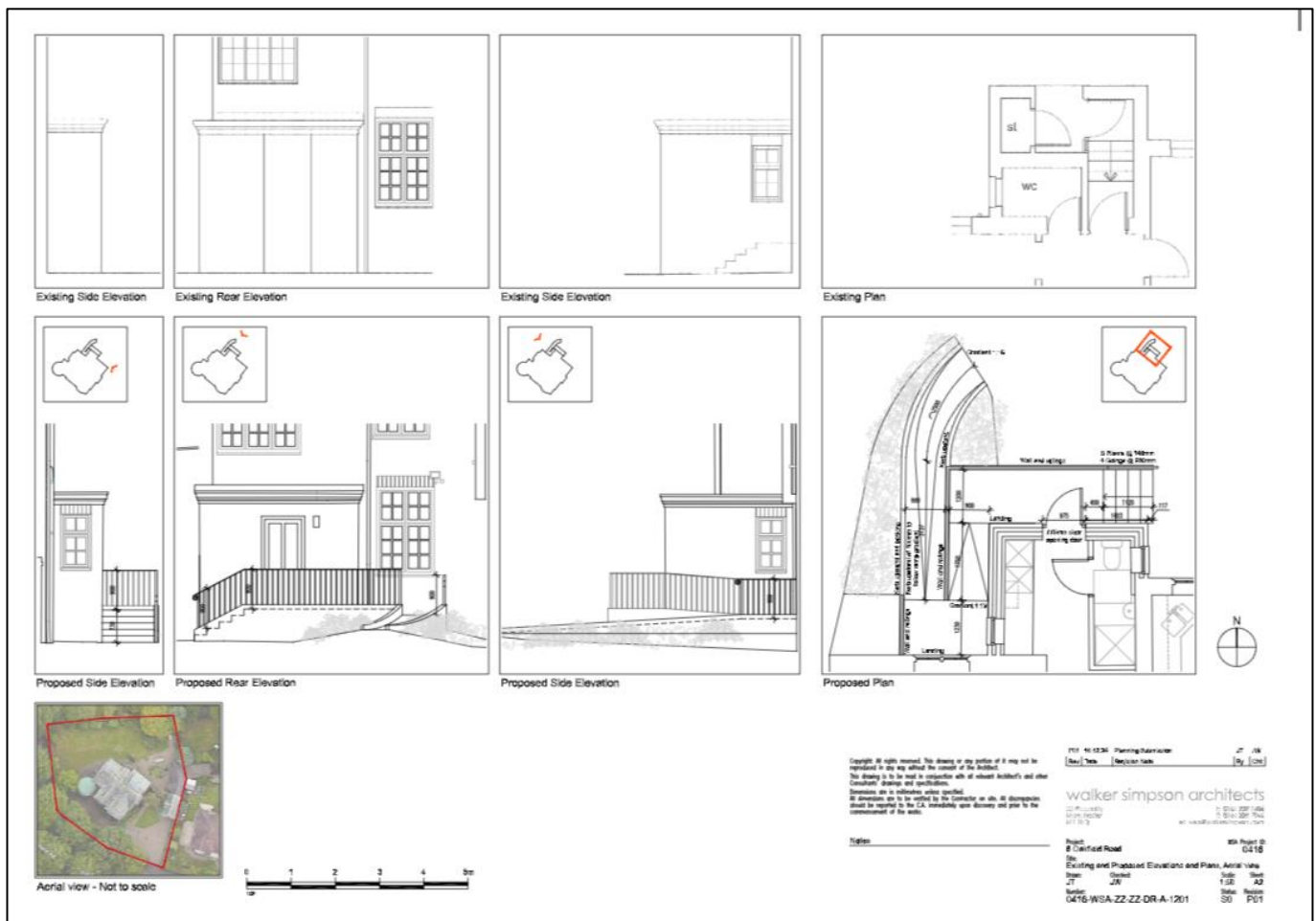


Figure 2. Plans and Elevations.

PLANNING HISTORY

054590/FH/SOUTH1/98

Description: Erection of 2.3m high wall and single storey extension to existing garage.

Decision: Approved 03/08/1998

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

PUBLICATIONS

SITE NOTICE AND PRESS ADVERTISEMENTS

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 3 - Housing
 - H 10 - Housing for people with additional support needs
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The addition is designed to incorporate into the existing building design by using brick to match.

The proposal is designed to be subservient to the original dwelling house and due to its, size, position and location at the rear of the building, would not create an over-dominant or overbearing feature.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

Only minimal views of the proposed works are capable of being seen from the street. Given the position of the ramp to the rear and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The ramp has been thoughtfully designed and located to minimise impact to the existing building, street scene and wider conservation area.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding a ramp to the rear of the property from internal to external ground level. The impact to local privacy and potential overlooking is minimal due to the minimal height of the proposed ramp.

LIGHT

The proposal is expected to have a negligible effect on local light given the limited height of the ramp and distances to the boundary.

ACCESSIBILITY

The proposal adds a ramp to the property as an adaptation to allow for the step free access from external ground level to internal floor level.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

EFFECTS RELATING TO BIODIVERSITY, LANDSCAPE, ARCHAEOLOGICAL OR BUILT HERITAGE

The proposal is within the Blackburn Park Conservation Area.

Lying close to the centre of Didsbury, five miles south of the city centre, is the residential area known as Blackburn Park. It was designated a conservation area by the City Council in December 1979, and comprises the area bounded by Barlow Moor Road, Palatine Road, Lapwing Lane and Wilmslow Road.

Blackburn Park is a prosperous residential area in the south of the city, and development control is aimed at maintaining this prosperity as well as the quality of the environment. This inevitably means a compromise which limits future development. However well-maintained, buildings become worn out with age and need to be replaced or refurbished.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a large garden beyond the siting of the proposed development with a good amount of green space remaining.

FLOOD RISK AND DRAINAGE

The site is not located in a flood risk area and therefore does not require a flood statement or assessment with the proposed development using existing drainage on site.

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.

CONCLUSION

The proposed development at 6 Oakfield Road involves the erection of an access ramp to the rear of the property. The design and materials are in keeping with the existing structure and the surrounding Blackburn Park Conservation Area. The proposal has minimal impact on local privacy and light, and it complies with relevant planning policies. Given the thoughtful design and limited visibility from the street, the development is considered acceptable.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

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. SPECIFIED PLANS

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

- a. Drawing – Proposed, 25 Apr 2023, 0079_AL(05)011_P2, GROUND FLOOR PLAN
- b. Drawing - Existing & Proposed 11 Dec 2024 PLANS

c. Supporting Information 11 Dec 2024

PLANNING STATEMENT

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

The Bungalow, 1A Oakfield Road, Manchester, M20 6XA

4 Oakfield Road, Manchester, M20 6XA

3 Oakfield Road, Manchester, M20 6XA

26 Pine Road, Manchester, M20 6UZ

24 Pine Road, Manchester, M20 6UZ

4 Oriel Road, Manchester, M20 6XF

APPENDIX 2 – PLANNING CONSTRAINTS

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

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA