MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141266/FH/2024
Date registered valid:	17 October 2024
Proposal:	Installation of a vertical step lift and creation an elevated concrete platform to allow level access
Address:	16 Booth Hall Road, Manchester, M9 7BW
Ward(s):	Charlestown Ward
Applicant:	Mrs Rohilla Arshad
Agent (if any):	Mr Neil Brickles, Manchester City Council
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 December 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 November 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 28 October 2024 Expired: 18 November 2024

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 a hip roof, semi-detached dwellinghouse within a residential setting. There is existing amenity space along the front, side, and rear, together with boundary treatment, whilst incorporating a gated access along the side elevation.





(Officer's site visit, 04.11.2024)

The existing front amenity space (the subject of this application) measures approximately 5.2 metres deep x 8.4 metres wide, and is in-part hard surfaced, whilst incorporating raised stepped access with landing area, leading to the front door. There is no existing on-site car parking provision, and bins are stored within curtilage.

Site history:

- No record.

Description of development

The submitted plan relates to the proposed installation of a vertical step lift and creation an elevated concrete platform to allow level access along the front elevation of no. 16 Booth Hall Road, Charlestown ward.

The submitted plan would also include a minor elevational alteration involving removal of the existing front boundary gate and partial section of the front boundary wall to facilitate a 2665mm wide access.

The proposed vertical step lift and creation an elevated concrete platform with 2no. gated access would be placed externally along the existing front door and stepped access; whilst maintaining a separation distance of approximately 5199mm from the common shared boundary with no. 18 Booth Hall Road.

The combined proposed development would effectively appear "L" shaped and would bridge the existing raised stepped access to the main front door. The combined structures would measure approximately, 5261mm deep x 3180mm wide x 2359mm maximum height. It is intended to use eternal facing materials comprising of brick, paving flags and powder coated black handrails.

Consultations & Notification Responses

1. Local residents / public opinion

No objections, comments or representations were received.

POLICY

The following planning policies are materially relevant to the consideration of this planning application.

1. The National Planning Policy Framework (NPPF), (July 2021):

- 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 polices are considered to be relevant:

- JP-S1 - Sustainable development

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)
- Policy T2 (Accessible areas of opportunity and need)

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

Principle

The submitted plan is to facilitate the accessible requirements of an occupier residing at the property and therefore the principle of the proposal is considered acceptable. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

Impact of works (Installation of a vertical step lift and creation an elevated concrete platform to allow level access) - In light of the pre-existing contextual relationship along the front garden, involving raised stepped access, the proposed vertical step lift and elevated platform will be highly visible from the Booth Hall Road highway due to the layout of the site and position of the premises. However, due the existing depth and width of the front amenity space, although the proposed development would introduce a built form along the front elevation that would be larger in terms of size, scale and prominence, given the separation that would still be retained from the side boundaries and the highway, it is considered that the proposal is highly unlikely to present any significant adverse impact to residential amenity, nor is it considered that the proposed scale along the street scene would be unduly visually intrusive. Moreover, although the proposed step lift and elevated concrete platform will be visible along the street scene, the proposed development benefits the needs of a disabled user residing at the property, who requires access to and from the property, and therefore for these reasons ad on balance, the proposal could be accommodate in this location in this instance; pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, and saved Policies DC1.1, DC1.2, DC1.5 of the Unitary Development Plan.

Impact of works (Design and appearance) - The step lift is of a standard design and appearance and as specified in the submitted information, and the proposed materials would comprise of brick, paving flags and powder coated black handrails. However, a materials condition has also been attached to ensure that materials are adhered to, pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 and DC15 of the Unitary Development Plan.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapters 8 and 12; policies SP1, DM1, EN1, EN19, T2 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1.1, DC1.2, DC1.5 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received from local residents in response to this application.

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 polices 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

The local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no issues to raise with the applicant 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 local planning authority on 17 October 2024.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 17 October 2024.
- Design & Access Statement, received by the City Council as the Local Planning Authority on 17 October 2024.
- Existing Plans and Elevations, received by the City Council as the Local Planning Authority on 17 October 2024.
- Proposed Plans and Elevations, received by the City Council as the Local Planning Authority on 17 October 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

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

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

13 Booth Hall Road, Manchester, M9 7BG
18 Booth Hall Road, Manchester, M9 7BW
9 Booth Hall Road, Manchester, M9 7BG
11 Booth Hall Road, Manchester, M9 7BG
14 Booth Hall Road, Manchester, M9 7BW

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA