

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141252/FH/2024

**Date registered valid:** 15 October 2024

**Proposal:** City Council Development for the installation of access ramp to rear of property

**Address:** 85 Brunswick Street, Manchester, M13 9SR

**Ward(s):** Ardwick Ward

**Applicant:** Miss Rebecca Beech Manchester City Council

**Agent (if any):**

**Case officer:** James Bridgman  
Tel: 0161 219 6202  
Email: james.bridgman@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 9.12.2024

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:**

**Standard consultations:**

Printed: 24 October 2024 Expired: 14 November 2024

**Neighbour notifications**

Printed: 24 October 2024 Expired: 14 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:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

This application relates to 85 Brunswick Street, a two storey mid-terrace dwelling located south of Manchester City Centre. The property consists of red brick, white uPVC windows and rooftiles. The property is located within Ardwick Ward.

The site has rear garden with boundary fencing and a gated entrance leading onto Glenbarry Close.

## **Description of development**

Permission is sought for the installation of an access ramp to the rear of the property.

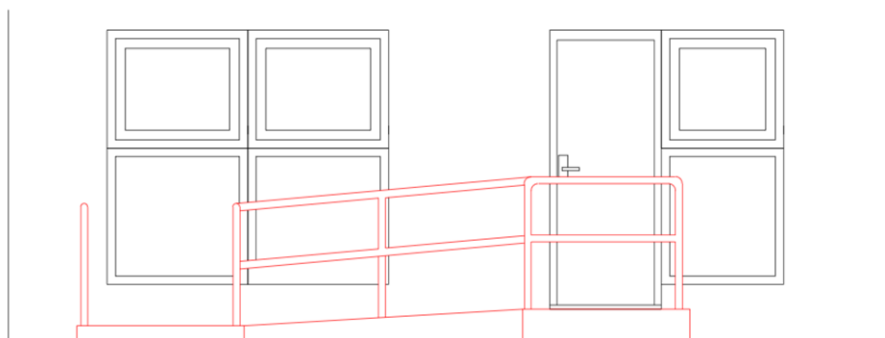


*Figure 1 – Proposed elevation the ramp*

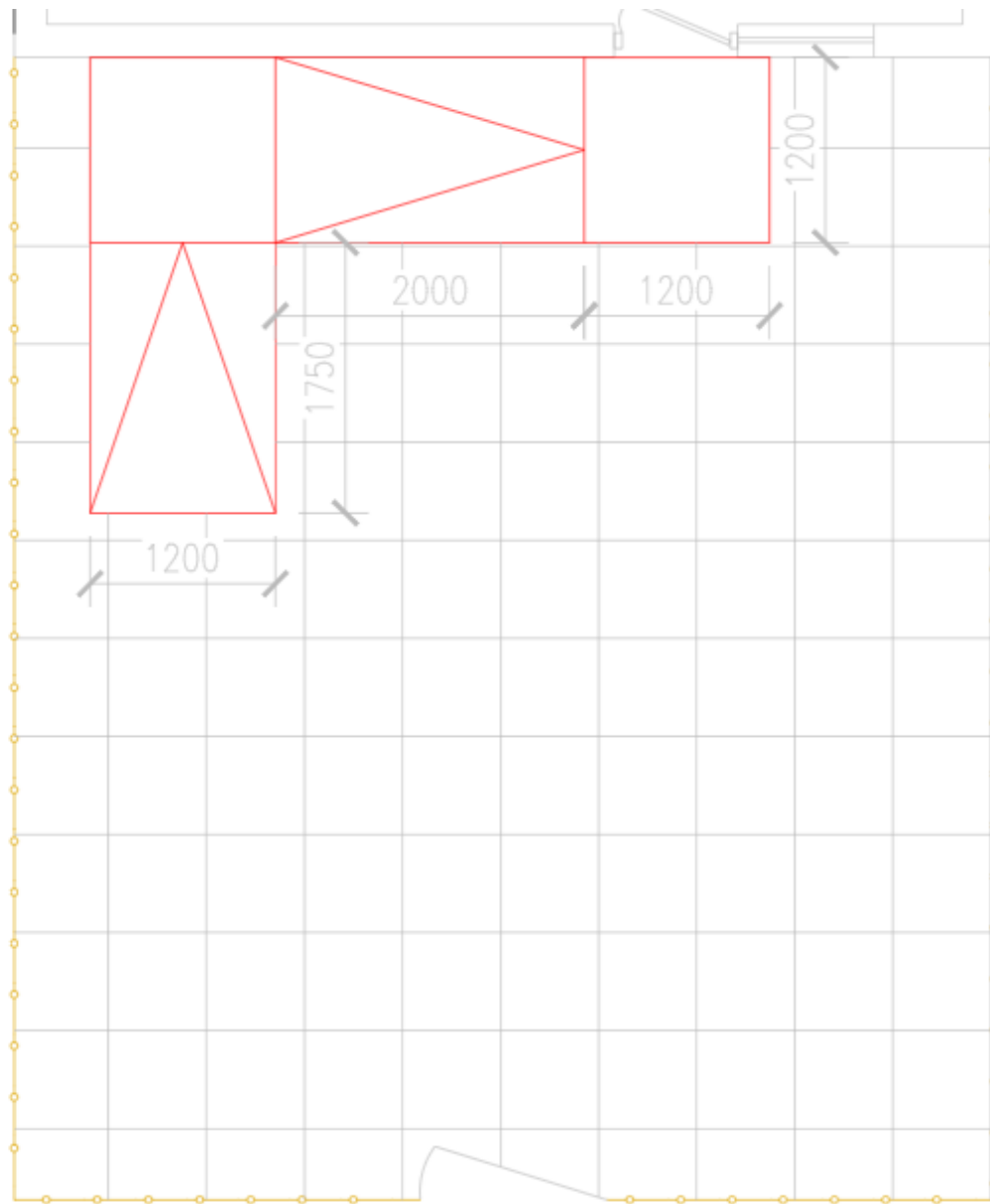


*Figure 2 – Proposed Site Plan*

Materials to be used for the proposal would involve proposed concrete access ramp with metal safety railings painted in black.

The ramp will have a series of two ramps. The proposal will have a gradient of 1:15.

### **Consultations & Notification Responses**

Highway Services – Comments regarding the gradient and size of the landing areas.

### **Policy**

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

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

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC1 – Residential Extensions

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P1 - Sustainable Places

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places

- Chapter 16 – Conserving and enhancing the historic environment

## **Issues**

### *Principle*

The submitted application is for the instillation of an access ramp to the rear of the property. This is considered acceptable in principle as many people prefer to alter or adapt their homes rather than move, to meet the changing residential needs of families, including disabled access needs.

### *Visual amenity*

The ramp will be located at the rear of the property to provide level access to the existing back door. There will be limited visibility of the ramp from public viewpoint. Nevertheless, the proposed ramp will not appear excessively large or bulky.

The landing sections will be 1200mm by 1200mm and the top landing will have an access gate, to allow easy access to the property for ambulant residents/visitors. The total length of the ramp will be 3750mm with a height of 255mm, the gradient will be approximately 1:15. The gradient would adhere to Document M of the Building Regulations.

Materials to be used will consist of a concrete access ramp with metal safety railings, which will be painted black. The materials are acceptable and will be conditioned.

The proposal complies with Policies SP1, DM1, EN1 of the Core Strategy and DC1 of the Saved Unitary Development Plan.

### *Refuse storage*

Space would be retained for bins to be stored within the rear amenity space of the site as a result of the proposal.

## **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**

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions to the approval have also been attached.

### **Condition(s) to be attached to decision for approval**

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:

- Application Form, stamped as received by the City Council as Local Planning Authority on 15 October 2024.
- Existing and Proposed Site Plan and Proposed Elevation: Dated 15 October 2024

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

3) The development hereby approved shall be constructed in the accordance with the following materials:

- Handrails - galvanised powder coated steel and painted black  
Ramp – concrete flagged ramp and area

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

### Highway Services

79 Brunswick Street, Manchester, M13 9SR  
83 Brunswick Street, Manchester, M13 9SR  
89 Brunswick Street, Manchester, M13 9SR  
87 Brunswick Street, Manchester, M13 9SR  
81 Brunswick Street, Manchester, M13 9SR  
3 Cumbrian Close, Manchester, M13 9XQ  
1 Cumbrian Close, Manchester, M13 9XQ  
62 Kincardine Road, Manchester, M13 9SY  
60 Kincardine Road, Manchester, M13 9SY

## **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  
Flood Zones Type 2 (low to medium risk) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: CENTRAL