MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140670/FH/2024
Date registered valid:	1 August 2024
Proposal:	Retention of a raised parking space to the front of the property
Address:	10 Poolton Road, Manchester, M9 8WH
Ward(s):	Higher Blackley Ward
Applicant:	Howard Fink
Agent (if any):	Mr Adam Mokhtar, Diogel Architecture
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25 September 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 August 2024

Standard consultations:
Printed: 13 August 2024 Expired: 4 September 2024

Neighbour notifications
Printed: 13 August 2024 Expired: 4 September 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 two storey dwellinghouse within the Higher Blackley ward of north Manchester. The front elevation of the application is below street level by approximately 850mm (minimum) and 900mm (maximum). There is an existing drop kerb access along the front elevation. The area surrounding the application site is residential in nature.



(Officer's site visit, 21.08.2024)

Description of development

The submitted plan relates to the retention of a raised parking space to the front of the property.

In this instance, further clarification was requested from the agent in relation to the materials used for the raised parking area. The agent has subsequently advised that whilst the hard surface is not permeable, drainage channels with soakaway crates have been incorporated into the development to help manage surface water flow to reduce the risk of flooding and improve ground stability, (correspondence from agent dated, 12/09/24).

The raised concrete parking space together with drainage channels with soakaway crates would be sited along the common shared boundaries with no. 8 Poolton Road and nos. 4-6 Poolton Road and would measure approximately 3936mm deep x 3657mm wide x 900mm maximum height. The development to be retained would be flush with the pre-existing street level.

Consultations & Notification Responses

1. Neighbours

Occupiers of properties surrounding the application site were notified of the proposal. A comment was received from one local resident advising that they were in support of the application.

2. Environmental Health

Environmental health officers have no comments regarding this application on this occasion.

3. Highways

Highways officers refer to the submitted application form and understand it to be a retrospective planning application for the retention of a raised parking space to residential property and further comment that upon review it appears the raised platform for the car parking space to the front of the property is now in place and dropped kerbs have been provided, which is considered acceptable from a Highways perspective.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

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

- 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)
- EN14 - Flood Risk.

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

In this instance, further clarification was requested from the agent in relation to the materials used for the raised parking area. The agent has subsequently advised that whilst the hard surface is not permeable, drainage channels with soakaway crates have been incorporated into the development to help manage surface water flow to reduce the risk of flooding and improve ground stability, (correspondence from agent dated, 12/09/24)

Principle of development

The principle of the application to provide a hard standing to the front garden for vehicle parking is acceptable in principle. Notwithstanding this factor, consideration must be given to the design and the proposal's impact upon existing levels of residential and visual amenity.

Residential and Visual Amenity

Impact of works (Retention of a raised parking space to the front of the property) - In this instance, the development to be retained would create 1no. off-street car parking space. However, although the depth at approximately 3936mm would not conform to the Councils

minimum standards of 6 metres deep, it could still accommodate a small vehicle. The raised parking space has also been designed to be flush with the pre-existing street level and drainage channels with soakaway crates have been incorporated into the development to help manage surface water flow, and therefore, on balance, it is considered that resultant contextual relationship along the street scene would not be out of character, nor would it adversely affect the appearance along the Poolton Road street scene, or the amenities of the occupiers of neighbouring properties, in particular, those occupiers of no. 8 Poolton Road and nos. 4-6 Poolton Road, and therefore, it is considered that the scale of the development in relation to the surrounding context would be acceptable in this location in this instance. Moreover, the proposal has been suitably related to the principles outlined within policy EN14 of the Core Strategy to ensure maintenance of the surface water drainage system and to prevent the increased risk of flooding. In addition, checks of GOV.UK Flood map for planning has identified the location is in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and sea. Most developments that are less than 1 hectare(ha) in flood zone 1 do not require a flood assessment (FRA) as part of the planning application. The site is approximately 0.02ha.

Impact of works (Design and appearance) - In design terms, the development to be retained would mirror similar developments along the Poolton Road street scene and those along the immediate neighbouring streets, and therefore considered to be acceptable.

Conclusion - For the reasons outlined above, and on balance and subject to planning conditions, it is considered that the development to be retained responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN14 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007).

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

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 this instance, further clarification was requested from the agent in relation to the materials used. The agent has subsequently advised that whilst the hard surface is not permeable, drainage channels with soakaway crates have been incorporated into the development to help manage surface water flow to reduce the risk of flooding and improve ground stability, (correspondence dated, 12/09/24). The local planning authority had no issues to raise with the agent but has attached appropriate conditions to the approval.

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

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

- Location Plan, with application site edged in red, DRAWING No. 1257-02-01-01, received by the City Council as Local Planning Authority on 01 August 2024.

- Existing & Proposed Plan and Elevations, DRAWING No. 1257-02-02-01, DRAWING No. 1257-02-04-01, and DRAWING No. 1257-02-04-02, all received by the City Council as Local Planning Authority on 01 August 2024.

- Correspondence from agent dated, 12/09/24.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

8 Poolton Road, Manchester, M9 8WH
14 Poolton Road, Manchester, M9 8WH
32 Crab Lane, Manchester, M9 8WB
30 Crab Lane, Manchester, M9 8WB
12 Poolton Road, Manchester, M9 8WH
6 Poolton Road, Manchester, M9 8WH
4 Poolton Road, Manchester, M9 8WH
108 Tweedle Hill Road, Manchester, M9 8LR

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA