MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141072/FH/2024
Date registered valid:	20 September 2024
Proposal:	Installation of external step lift to front
Address:	54 John Heywood Street, Manchester, M11 4FN
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Craig McClure
Agent (if any):	Mr Carl Bennett, Manchester Equipment and Adaptations Partnership - MCC
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 November 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 October 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 4 October 2024 Expired: 25 October 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, bay fronted, semi-detached dwellinghouse, which is situated along the southern side of John Heywood Street. 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, 09.10.2024)

The existing front amenity space is approximately 2.9 metres deep x 9.0 metres wide, which incorporates significant hard surface driveway, including boundary planting. Off street car parking is along the front and side of the dwellinghouse and bins are stored within curtilage along the rear garden. The National Cycling Centre and Phillips Park are to the north-west of the application site.

Site history:

- No record.

Description of development

The submitted plan relates to the proposed installation of an external step lift along the front elevation of no. 54 John Heywood Street.

The submitted plan would also include some elevational alterations involving the creation of a new gated access (approximately 900mm wide x 680mm high) along the existing front boundary, combined with a brick retaining wall (approximately 500mm high) to either side of lift, together with the removal of the existing privet hedge along the front boundary. The proposed gate would be inward opening.

The proposal would be placed externally along the existing front door and bay window, whilst maintaining a separation distance of approximately 1567mm from the common shared boundary with no. 56 John Heywood Street, and approximately 1892mm from the common shared boundary with no. 52 John Heywood Street. The combined structures would measure approximately, 2076mm deep x 1009mm wide x 2174mm maximum height. It is intended to use eternal facing materials comprising of brick, and stainless steel.

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 external step lift to front) - In light of the pre-existing depth of 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 from the side boundaries and the highway, it is considered that the proposed development would not present a 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 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 on balance, the proposal is considered acceptable, 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, and stainless steel. 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 20 September 2024.

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 20 September 2024.

- Existing Layout Plan, Drawing No: 9, received by the City Council as the Local Planning Authority on 20 September 2024.

- Existing Side Elevation, Drawing No: 7, received by the City Council as the Local Planning Authority on 20 September 2024.

- Existing Side Elevation, Drawing No: 5, received by the City Council as the Local Planning Authority on 20 September 2024.

- Existing Front Elevation, Drawing No: 3, received by the City Council as the Local Planning Authority on 20 September 2024.

- Existing Layout Plan, Drawing No: 1, received by the City Council as the Local Planning Authority on 20 September 2024.

- Proposed Side Elevation, Drawing No: 8, received by the City Council as the Local Planning Authority on 20 September 2024.

- Proposed Side Elevation, Drawing No: 6, received by the City Council as the Local Planning Authority on 20 September 2024.

- Proposed Front Elevation, Drawing No: 4, received by the City Council as the Local Planning Authority on 20 September 2024.

- Proposed Layout Plan, Drawing No: 2, received by the City Council as the Local Planning Authority on 20 September 2024.

- Proposed Layout Plan, Drawing No: 10, received by the City Council as the Local Planning Authority on 20 September 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 permitted 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

53 Bamford Street, Manchester, M11 4FE
49 Bamford Street, Manchester, M11 4FE
1 John Heywood Street, Manchester, M11 4EL
56 John Heywood Street, Manchester, M11 4FN
52 John Heywood Street, Manchester, M11 4FN
3 John Heywood Street, Manchester, M11 4EL
51 Bamford Street, Manchester, M11 4FE

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA