

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141043/FH/2024

Date registered valid: 17 September 2024

Proposal: Installation of access ramp and bin store following removal of existing steps from front of property

Address: 61 Sidney Road, Manchester, M9 8AT

Ward(s): Harpurhey Ward

Applicant: Mrs Cecelia Graham

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 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: 27 September 2024

Expired: 18 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

61 Sidney Road is a two-storey mid-terrace (quasi semi-detached) dwellinghouse along a short row of four properties in the Harpurhey ward of north Manchester. The application property benefits from amenity space to the front and rear elevations, including boundary treatment. Car parking is along the street and bins are stored along the frontage.

There is an existing 'ginnel' with gated access between the application property and no. 63 Sidney Road. The existing front garden is in-part at a lower level to the Sidney Road highway, whilst incorporating a stepped access with handrails.

The topography of the Sidney Road highway appears to be visibly on an incline, and therefore, the properties along the even numbered side of the road are more elevated in comparison to those along the odd numbered side.

The immediate surrounding area is predominantly residential in character, with Mount Carmel RC Junior School and Boggart Hole Clough to the north-east of the application site and a large parcel of green space to the south-west along junction of Andrew Road and Slack Road.



(Officer's site visit 09.10.2024)

Site history:

- 102466/FO/2013/N1 - Proposed elevational improvement works to 44 properties including re-roofing, demolition of redundant chimney stacks and installation of new flue ridge terminals where necessary, APPROVED , 11.10.2013

Description of development

Consent is sought for the installation of an access ramp and bin store following removal of existing steps from front of property.

The submitted application benefits the needs of a disabled occupier residing at the property.

The proposed access ramp with landing areas, turning circles, associated handrails and gated access, would be placed in front of the existing front door, and along the common shared boundary with no. 59 Sidney Road whilst retaining a gap of approximately 56mm from this boundary and a distance of approximately 516mm from the existing bay window of the host building and would measure approximately 1500mm wide.

It would project approximately 2566mm along the common shared boundary with no. 59 Sidney Road, approximately 4803mm in front of existing dwelling, whilst retaining approximately 350mm from the bay window.

It would project approximately 3036mm along the common shared boundary with no. 63 Sidney Road, whilst retaining a gap of approximately 43mm from this boundary.

It would also project along the significant width of the existing front boundary treatment would measure approximately 5097mm wide along this boundary.

The proposed overall height of the access ramp and combined handrails would not exceed 1586mm and it would sit below the existing front boundary fence line approximately 237mm (minimum).

The proposal would include an Aco style drainage channel along existing front door; together with 600mm x 600mm paving flag stones, and handrails finished in black.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

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 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 policies 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)

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 application is for the proposed installation of an access ramp to the front the dwellinghouse. The application benefits the needs of a disabled 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 access ramp and bin store following removal of existing steps from front of property) - In light of the pre-existing contextual relationship along the front elevation and relationship to boundaries; together with the pre-existing sunken nature of the front garden, although the proposal would in-part be visible along the Sidney Road highway, on balance, it is considered that the proposal would not cause any further degree of harm upon residential and visual amenity in terms of the proposed level of visual intrusion given the its prominence along the Sidney Road highway. In addition, there is a sense of separation from the highway, and the existing boundary treatment would in-part provide screening for the proposed works; and therefore, any proposed level of visual intrusion is outweighed by the benefit of improved access; and therefore, for these reasons, it is considered that the proposed development could be accommodated in this location in this instance, subject to planning conditions.

Impact of works (Design and appearance) - The existing front garden is in-part at a lower level to the Sidney Road highway, whilst incorporating a stepped access with handrails, and therefore the proposed development is not considered to be a significant departure from the existing arrangement. The access ramp with associated handrails is primarily of a standard design and appearance and would be in-part informed by the similar developments along the Sidney Road highway. However, a materials condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking) - The proposal would not affect the existing arrangement; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Wheeled bins would still be stored along the frontage, screened behind the existing boundary treatment; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to chapters 8 and 12 of The National Planning Policy Framework (2021); policies SP1, DM1, and EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policies DC1, DC1.5 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policy JP-S1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

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, the local planning authority had no issues to raise with the agent 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 the Local Planning Authority on 17 September 2024.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 17 September 2024.
- Design & Access Statement, received by the City Council as the Local Planning Authority on 17 September 2024.
- Existing LAYOUT PLAN, received by the City Council as the Local Planning Authority on 17 September 2024.
- Proposed Plan, received by the City Council as the Local Planning Authority on 17 September 2024.
- Proposed Elevations, received by the City Council as the Local Planning Authority on 17 September 2024.

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

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

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

25 Andrew Road, Manchester, M9 8AY
58 Sidney Road, Manchester, M9 8AT
63 Sidney Road, Manchester, M9 8AT
62 Sidney Road, Manchester, M9 8AT
60 Sidney Road, Manchester, M9 8AT
59 Sidney Road, Manchester, M9 8AT
61 Surrey Road, Manchester, M9 8AU

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