Planning

Growth & Development

Delegated officer report for planning application

Application no.	140230/FH/2024
Date registered valid:	15 July 2024
Proposal:	Installation of EV Charger
Address:	12 Broadoak Drive, Manchester, M22 8FW
Ward(s):	Northenden Ward
Applicant:	Mr Walter Man
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30/08/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19/08/2024

Standard consultations:
Printed: 26 July 2024 Expired: 16 August 2024

Neighbour notifications
Printed: 26 July 2024 Expired: 16 August 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

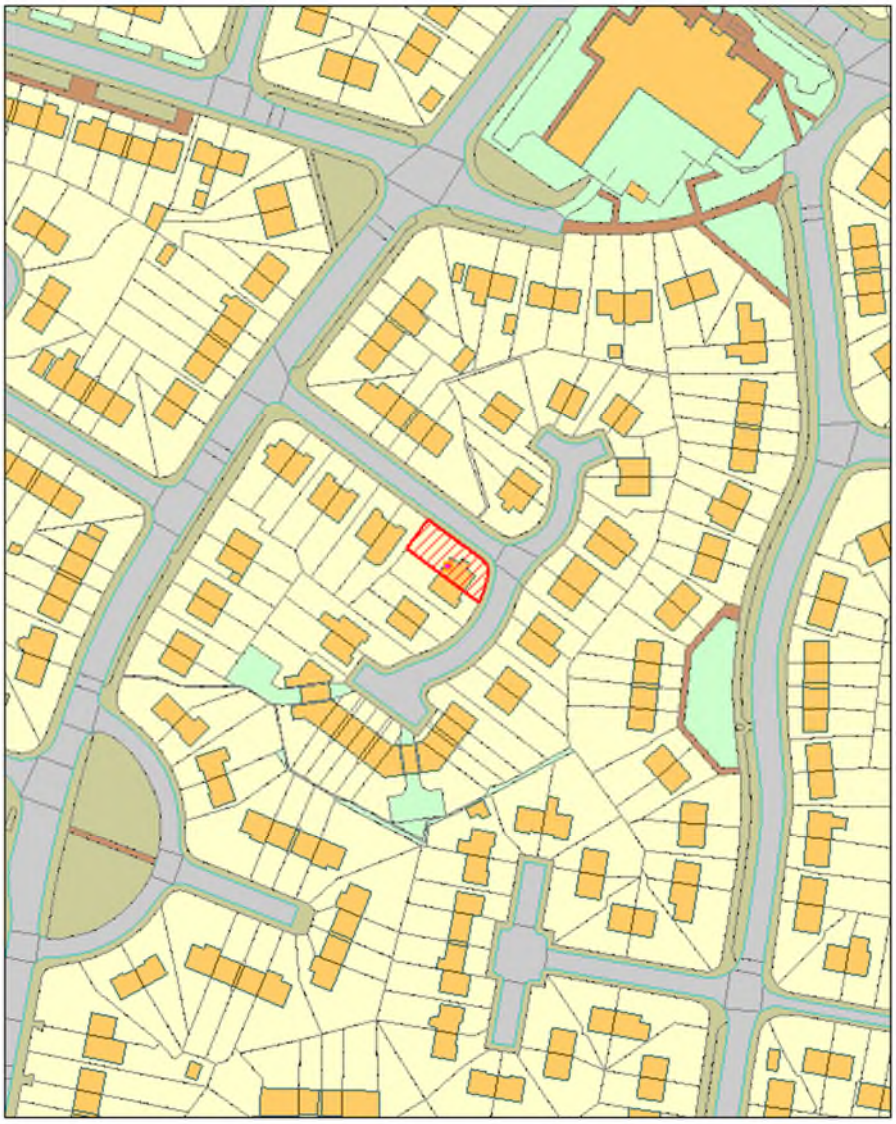
Description of site/building
The application relates to a two-storey semidetached class C3 dwellinghouse on Broadoak Drive in Wythenshawe. The property is red brick ground floor with render on the first floor and slate roof tiles and solar panels on the front roof slope. It features a front porch with an open gable roof and a wraparound garden with an outbuilding at the end of the garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Broadoak Drive is a residential cul-de-sac located within the Northenden Ward of South Manchester. The site is in close proximity to Benchill Primary School, Manchester College Wythenshawe Campus and Brookfield Park. The area is predominantly residential in terms of its character, consisting of mostly semi-detached and terraced residential dwellings.



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Description of development
The applicant is seeking permission for the installation of an electric vehicle charger to the side of the front porch of the property.

Consultations & Notification Responses
As per appendix 1 – Neighbouring residents were notified and asked for comments on the proposed application – No comments or objections were made.

Manchester City Council Highways Services – Comments received state that the proposed EV charger is acceptable in principle subject to the appropriate use of matting to protect pedestrians.

Policy
The following policies are considered relevant in the considerations of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning

applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy T1 – Sustainable Transport

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- JP-S1- Sustainable development
- JP-S2 – Carbon and energy

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Policy

The principle of installing an electric vehicle charger to the front elevation of a property to provide vehicle charging facilities is acceptable and will directly contribute towards the aim of facilitating modes of transport which reduce carbon emission as stipulated in policy TP1 of the Core Strategy. However, consideration must be given to the proposals impact upon existing levels of visual amenity and public safety.

Visual Amenity

Considering the scale of the proposed charger unit measuring 328mm (H) x 243 mm (W) x 101mm (D), and it’s positioning roughly 1m from the ground on the side wall of the porch, it is not considered the installation of such unit would cause any harm the visual amenity of the area. It is therefore considered the instillation of the charger would have minimal detrimental impact upon the street scene and visual amenity of the area, thereby according with policies DM1 and EN1 of the Core Strategy.

Public Safety

The charging unit would be wall mounted, within the curtilage of the property and would not pose any risk to public safety as it would not project onto the public highway. However, the trailing of the cable over the public highway does pose risks to public safety, subsequently Manchester City Council Highways Services have published guidance in relation to the safe use

of cables across the public highway which should be adhered to as stated in the informative attached with this decision notice.

Conclusion
Given the above issues, it is considered that the proposed EV charger is acceptable in terms of its impact upon visual amenity and public safety in accordance with policies SP1, DM1 and T1 of the Core Strategy, and chapters 8 and 12 of the National Planning Policy Framework.

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
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse
1. 3-year time limit:
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. Specified plans:

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

a. Drawing - Location Plan - 10 June 2024
b. Supporting information, Photos – 04 June 2024 & 15 July 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Informative

Residents are recommended to park adjacent to the location of the charging point and are required to use matting on the adopted highway to maintain safe pedestrian movement. Once the vehicle has been charged, residents will be required to remove the matting.

Further information on EV charging can be found on the council's website using the below link:
https://www.manchester.gov.uk/info/500370/zero_carbon_and_climate_change/8437/electric_vehicle_charging/2

Appendix 1 – List of consultees & neighbours notified

Highway Services

25 Broadoak Drive, Manchester, M22 8FW
10 Broadoak Drive, Manchester, M22 8FW
37 Broadoak Drive, Manchester, M22 8FW
35 Broadoak Drive, Manchester, M22 8FW
33 Broadoak Drive, Manchester, M22 8FW
11 Broadoak Drive, Manchester, M22 8FW
39 Broadoak Drive, Manchester, M22 8FW
9 Broadoak Drive, Manchester, M22 8FW
7 Broadoak Drive, Manchester, M22 8FW
14 Broadoak Drive, Manchester, M22 8FW
5 Broadoak Drive, Manchester, M22 8FW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA