



**MANCHESTER
CITY COUNCIL**

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141013/FH/2024

Date registered valid: 12 September 2024

Proposal: Installation of ramp to front of property

Address: 5 Howden Road, Manchester, M9 0RQ

Ward(s): Higher Blackley Ward

Applicant: Ms Elizabeth Hall

Agent (if any): Miss Keeley Smith, Manchester City Council MEAP

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21/10/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09/10/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 September 2024

Expired: 17 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

The proposal is related to a two-storey semidetached dwellinghouse on Howden Road. The property had a garden to the front, side and rear. The property does not have any off-street parking.

Listed building: Not applicable

Conservation area: Not applicable

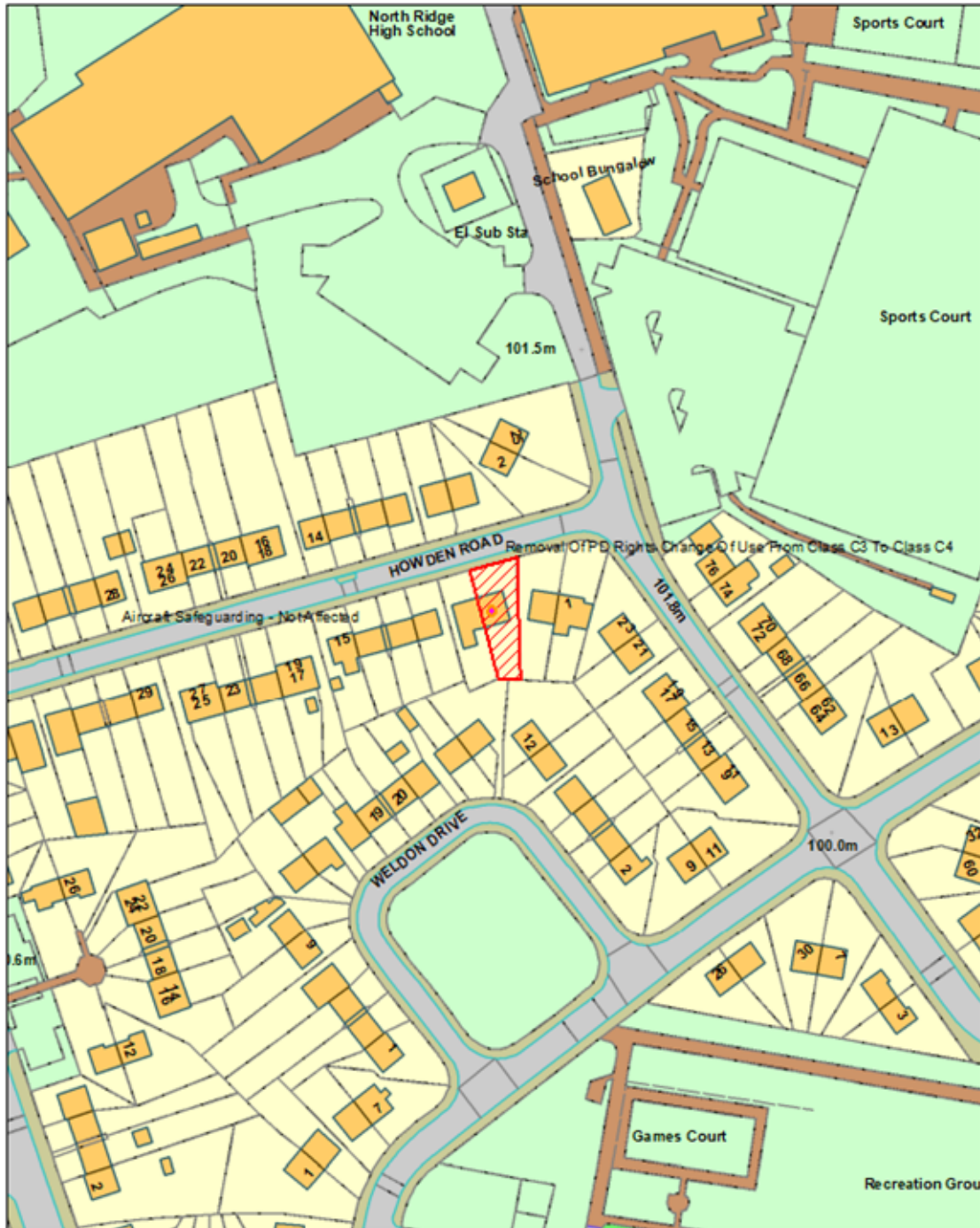
Tree Preservation Order: Not applicable



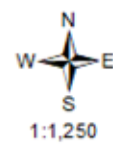
Figure 1. Street scene

Description of area

The property is located in a mostly residential part of the Higher Blackley ward of Manchester.



© Crown copyright and database rights 2024. Ordnance Survey 100019568



Description of development

The applicant is proposing the installation of ramp to front of property.

The proposed ramp is located in the front garden and spans the full width of the existing property. The ramp is to be 1:15 with 600mmx600mmx50mm concrete paving flags with 50mm upstand. The ramp has steel powder coated handrails, and a bin store is located behind the ramp.

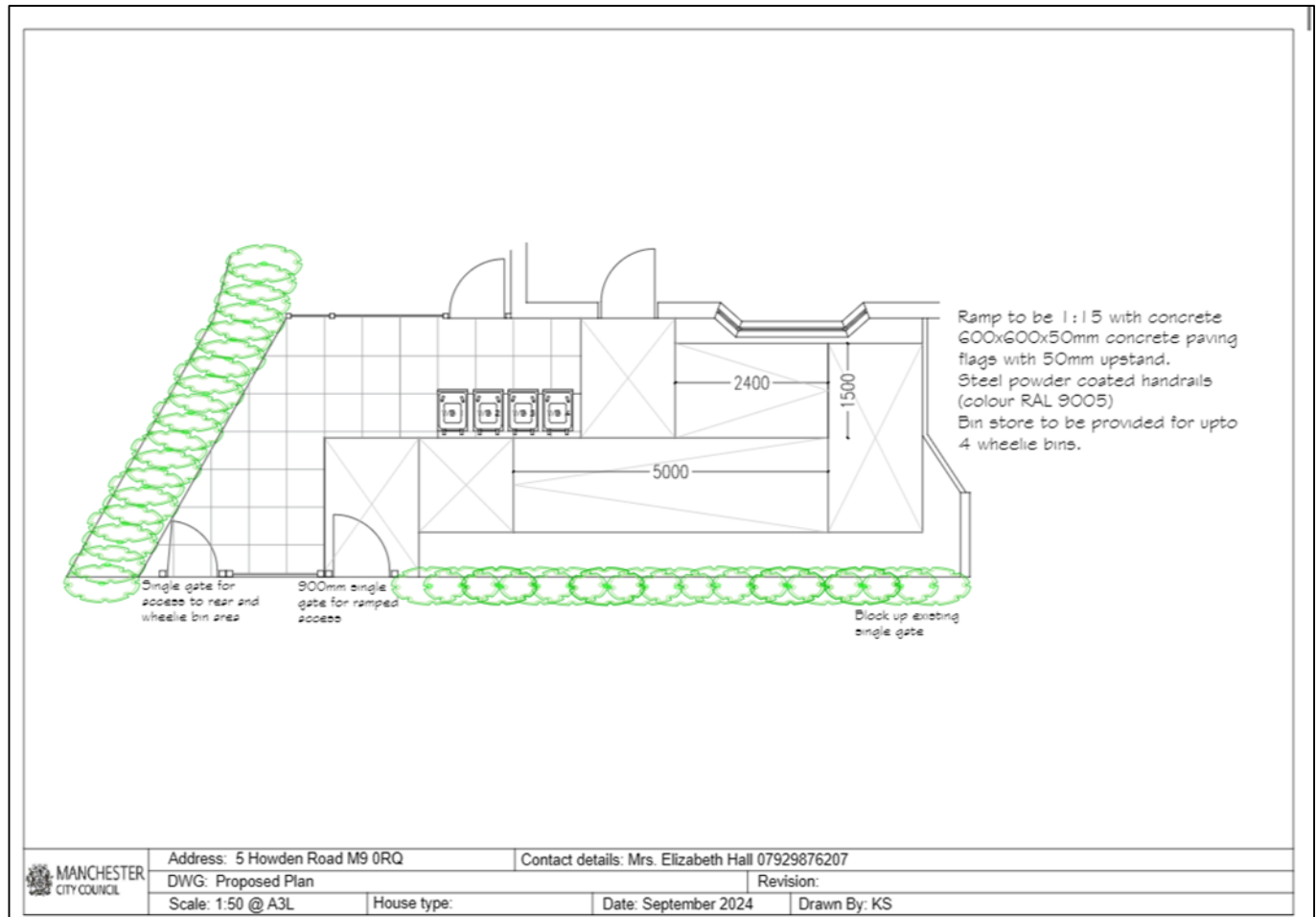


Figure 2. Proposed plan

Planning History

There is no planning history at the address.

Consultation, notification & publicity responses

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

1no comments was raised regarding the shared gate which is denoted as being removed.

Negotiations

Issues have arisen in the consultation phase.

The officer asked the applicant to vary the plans to keep the existing shared gate.

Updated proposed development.

The updated scheme keeps the shared gate and has minor tweaks to the ramp sizing to accommodate.

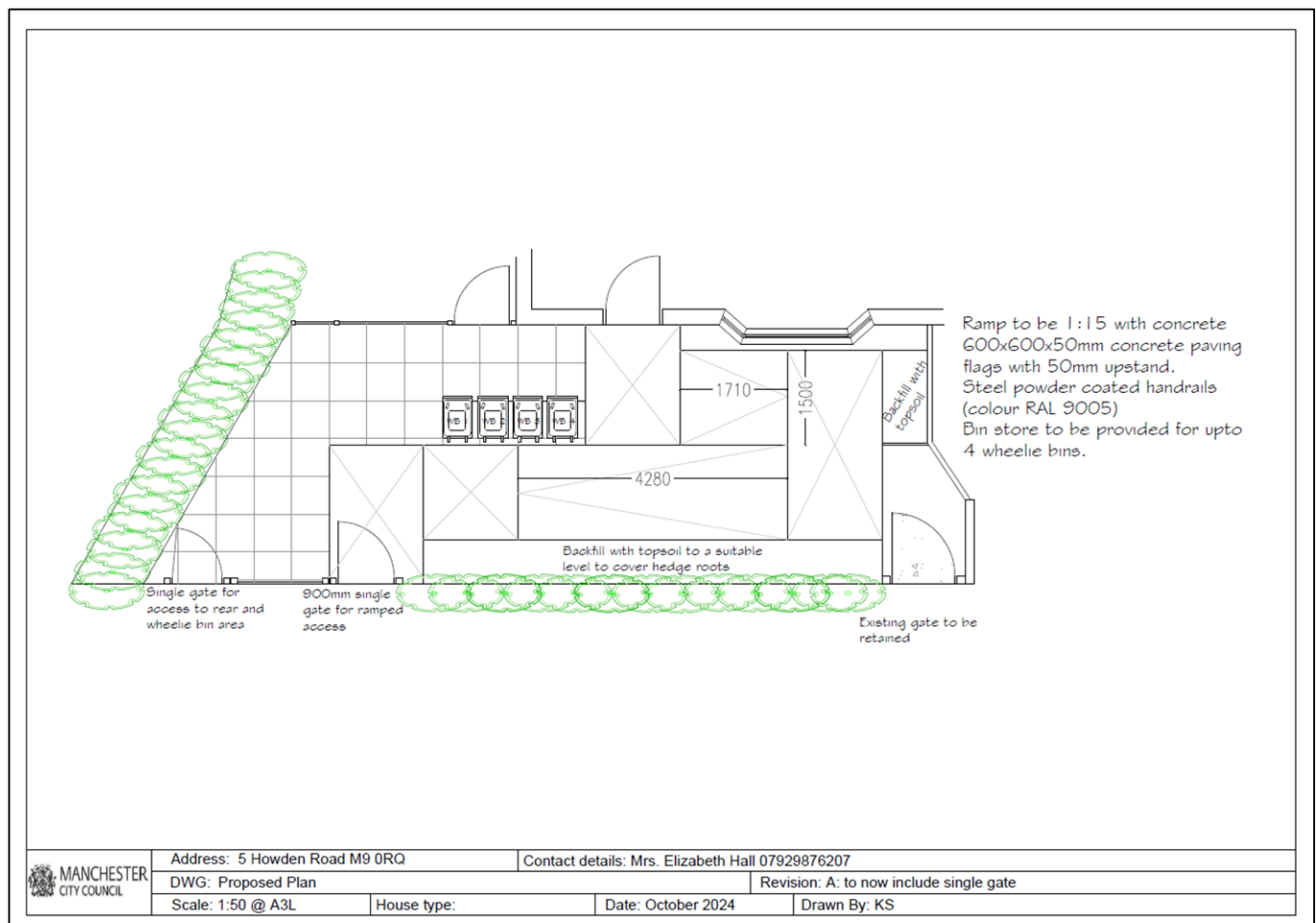


Figure 3. Updated proposed plan

Consultation, notification & publicity responses to updated proposed development

Not required.

Relevant policies & the principle of development

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)

- Development Management and Planning Obligations
 - DM 1 - Development Management
- Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
- Objective 3 - Housing
 - H 10 - Housing for people with additional support needs
- Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 - Waste
- [Exant Unitary Development Plan \(UDP\)](#) -
 - DC1 - Residential Extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat6: Northern Areas
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 4 – Decision-making
 - Section 9 – Promoting sustainable transport
 - Section 12 – Achieving well-designed places

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The size, scale and design are to what would be expected of an accessible ramp.

The proposal is designed to be subservient to the original dwelling house with limited massing and appropriate materials and being entirely at ground floor level.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal cannot be seen from the street, but its size, scale and materials have a minimal effect on the street scene.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal is expected to have a negligible effect on local privacy.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal adds a ramp to the property to allow level access for the resident.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal is entirely external and does not alter the balance between internal and external amenity space.

This follows the development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. A new bin store and access is part of the proposal.

We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to accord with the principles of this policy.

Objective 3 - Housing

H 10 – Housing for people with additional support needs

The Council welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle, and supports the work of housing associations and other agencies in this respect.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Northern Character Area’.

We consider this proposal to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

The applicant is proposing a new bin store.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat6: Northern Areas

This policy outlines the spatial strategy for the Northern Areas of the City Region which includes Northern areas of Manchester.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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 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.

Conclusion

In conclusion, the proposed installation of a ramp at 5 Howden Road is deemed acceptable and aligns with relevant local and national planning policies. The ramp will enhance accessibility without significantly impacting the character of the area or the amenity of neighbouring properties. The proposal adheres to design principles, has minimal environmental impact, and supports sustainable development goals. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

Condition(s) to be attached to decision for approval

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	12 Sep 2024	THE LOCATION PLAN
b. Drawing - Existing	12 Sep 2024	FLOOR PLAN - EXISTING
c. Drawing - Existing	12 Sep 2024	FRONT ELEVATION
d. Drawing - Existing	12 Sep 2024	LEFT GABLE ELEVATION
e. Drawing - Existing	12 Sep 2024	RIGHT GABLE ELEVATION
f. Drawing - Proposed	17 Oct 2024 REV A	FLOOR PLAN
g. Drawing - Proposed	17 Oct 2024 REV A	FRONT ELEVATION
h. Drawing - Proposed	17 Oct 2024 REV A	LEFT GABLE ELEVATION
i. Drawing - Proposed	17 Oct 2024 REV A	REAR ELEVATION
j. Drawing - Proposed	17 Oct 2024 REV A	RIGHT GABLE ELEVATION

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

6 Howden Road, Manchester, M9 0RQ
 2 Howden Road, Manchester, M9 0RQ
 4 Howden Road, Manchester, M9 0RQ
 14 Weldon Drive, Manchester, M9 0RW
 12 Weldon Drive, Manchester, M9 0RW
 7 Howden Road, Manchester, M9 0RQ
 3 Howden Road, Manchester, M9 0RQ

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
 Area Team Boundary - Name: NORTH AREA