MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140510/FH/2024
Date registered valid:	12 July 2024
Proposal:	Ramped access to front of property
Address:	83 Marcer Road, Manchester, M40 7DZ
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Ms Roma Affeo
Agent (if any):	Miss Keeley Smith, Manchester City Council MEAP
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20/08/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19/08/2024

Standard consultations:
No consultations have been printed and sent.

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 proposal relates to a two-storey mid terrace property located in the Miles Platting and Newton Heath Ward of Manchester. The property features hardstanding for vehicle parking to the front with a garden to the rear. The property is built with tri-tone bricks, with white uPVC windows and doors with white metal railings at the front boundary.

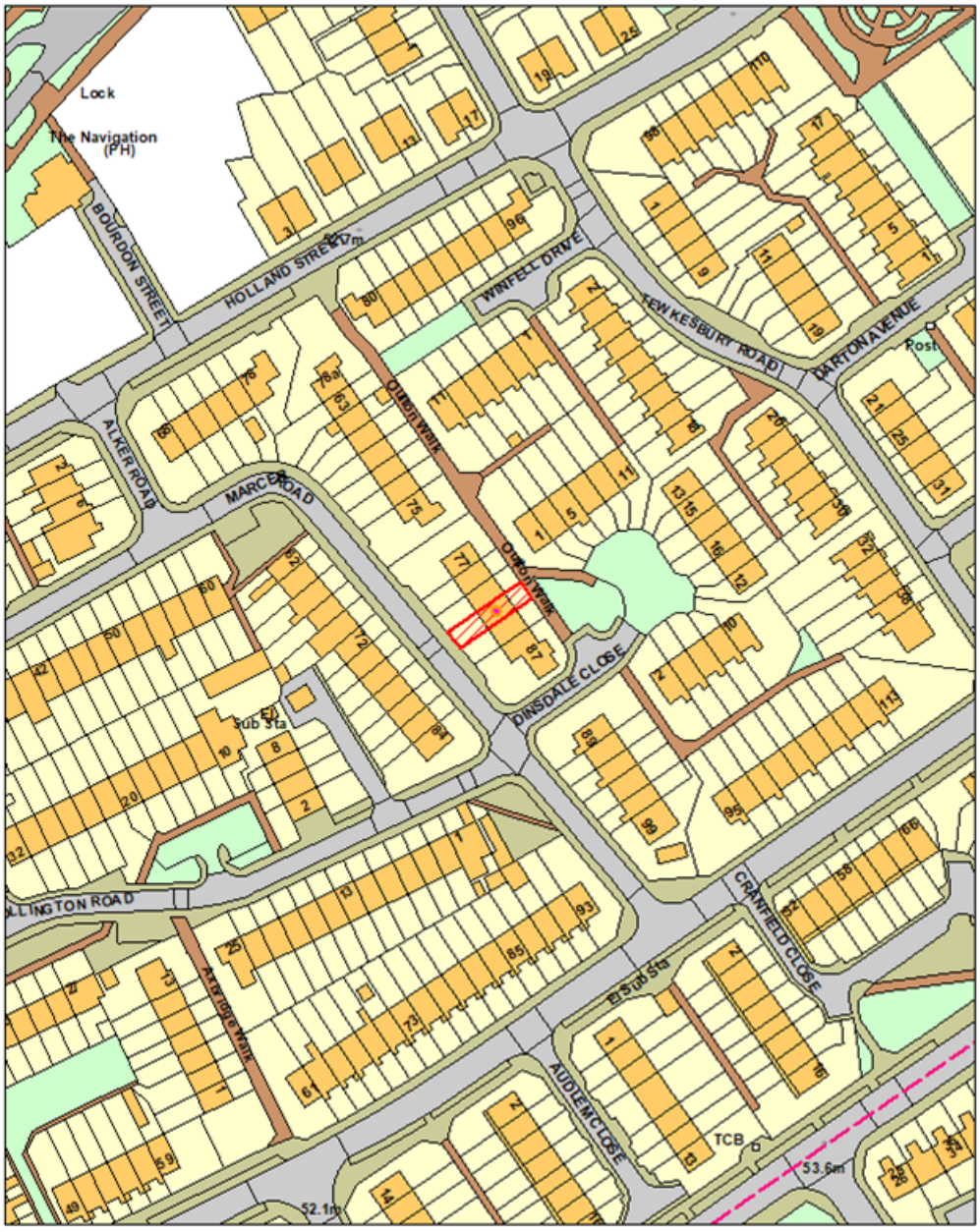


Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Mercer Road is a residential street in the Miles Platting area of East Manchester. The area is predominantly residential with mostly terraced two-storey houses with the exception of some newer semi-detached and detached houses on Holland Street adjacent to Mercer Road. The Rochdale canal and Ashton Canal are located nearby.

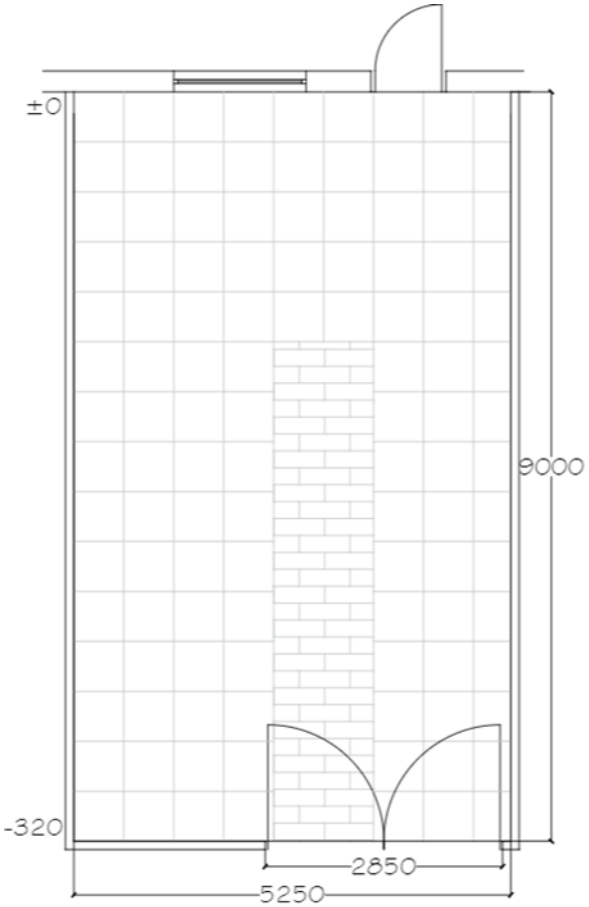


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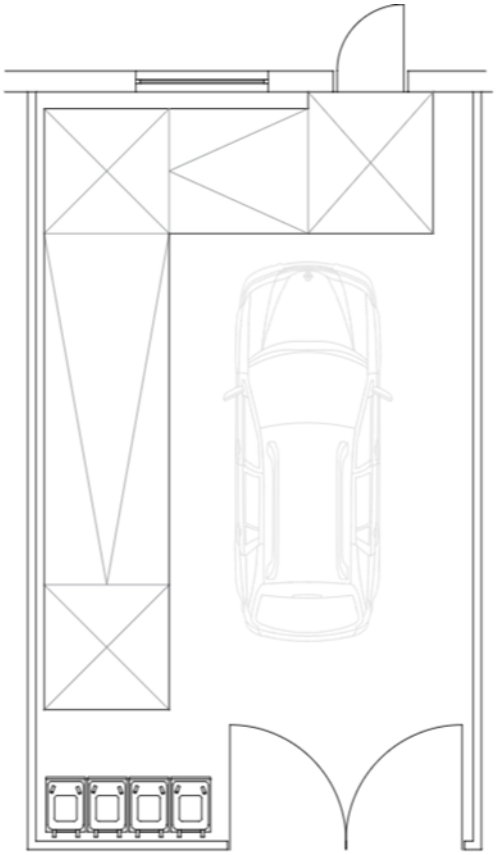
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Description of development
The applicant is seeking permission for the installation of an access ramp to the front of the property to allow for level access to the front door. The ramp would run parallel along the front

of the property and along the boundary wall with no.81 with a gradient of 1:15 and a width of 1500mm. A bin store will also be provided for 4 wheelie bins.



EXISTING FRONT GARDEN



PROPOSED FRONT GARDEN



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

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.

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 EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

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:

- S1- Sustainable development

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.

Principle
The submitted application is for the instillation of an access ramp to the front of the property. This is considered acceptable in principle as many people prefer to alter or adapt their homes rather than move, to meet the changing residential needs of families, including disabled access needs. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As

the property is to remain a single-family dwelling house, it is not considered that the proposed instillation would give rise to ant significant additional waste or car parking measures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed alteration is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed ramp will be located at the rear of the property to give level access to the existing back door. The ramp will have a total length of 7200mm, the maximum height of the handrails from ground level will be 1180mm with the ramp having an elevation change of 180mm from the patio area to the base of the door.

It is considered that scale and mass of the proposal is satisfactory as it would not result in ‘excessively large or bulky’ additions to the property. The proposal therefore is considered to accord with the principles set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Design and Visual Amenity
The design of the ramp is considered acceptable and as the ramp runs along the rear of the property and along the boundary, the existing amenity space and car parking space will still be available for use. The design of the ramp is considered to be appropriate in its size and form, pursuant to saved policy DC1 of the UDP.

The ramp would have a gradient of 1:15 with is compliant with the gradient specifications within DDA2, and the design is compliant with Part M of Building Regulations.

Handrails are to be painted black to ensure they do not stand out and or are prominent on the street scene, pursuant with the NPPF; Core Strategy policies SP1, DM1 and saved policy DC1 of the Unitary Development Plan.

Residential Amenity
The proposed ramp is subtle in form, not taking up any more amenity space than is required for its function. The railings are of a standard height and width and are to be painted black to best blend in with the character of the area.

Due to the small scale of the proposal, there is no concern that there will be any undue loss of light, or an overbearing presence caused by the proposal for the residents at no.81 or no.85 Mercer Road.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Parking
No change to parking arrangements would occur as a result of the proposal.

Waste
The bin store for four bins provided in these proposals is considered to be sufficient to satisfy policy EN19 of the Core Strategy.

Conclusion
Given the above issues, it is considered that the proposed front access ramp is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of

visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 – Received 12 July 2024.

b) Drawing – Existing and Proposed Elevations – Received 12 July 2024.
c) Drawing – Existing and Proposed Layout Plan – Received 12 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.

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 DM1, SP1 and EN1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

81 Marcer Road, Manchester, M40 7DZ
85 Marcer Road, Manchester, M40 7DZ
82 Marcer Road, Manchester, M40 7DY
80 Marcer Road, Manchester, M40 7DY
78 Marcer Road, Manchester, M40 7DY
76 Marcer Road, Manchester, M40 7DY
74 Marcer Road, Manchester, M40 7DY
87 Marcer Road, Manchester, M40 7DZ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA