MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139527/FO/2024
Date registered valid:	14 March 2024
Proposal:	Installation of steel access staircase to rear to provide access to flat
Address:	364 Barlow Moor Road, Manchester, M21 8AZ
Ward(s):	Chorlton Park Ward
Applicant:	Miss Nicola Harrington, CAN Property Holding Ltd
Agent (if any):	
Case officer:	Jake Walther Email: jake.walther@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**09/05/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19/04/2024

Standard consultations:
Printed: 21 March 2024 Expired: 13 April 2024

Neighbour notifications
Printed: 21 March 2024 Expired: 13 April 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 three-storey Victorian terrace property on Barlow Moor Road in the Chorlton Park Ward area. The property has a commercial unit on the ground floor and residential on the 1st and 2nd floor. The property is built from red brick with white framed windows and a Dutch gable roof and features a steel canopy at the front for use by the commercial unit.



Figure 2. Front view of the property

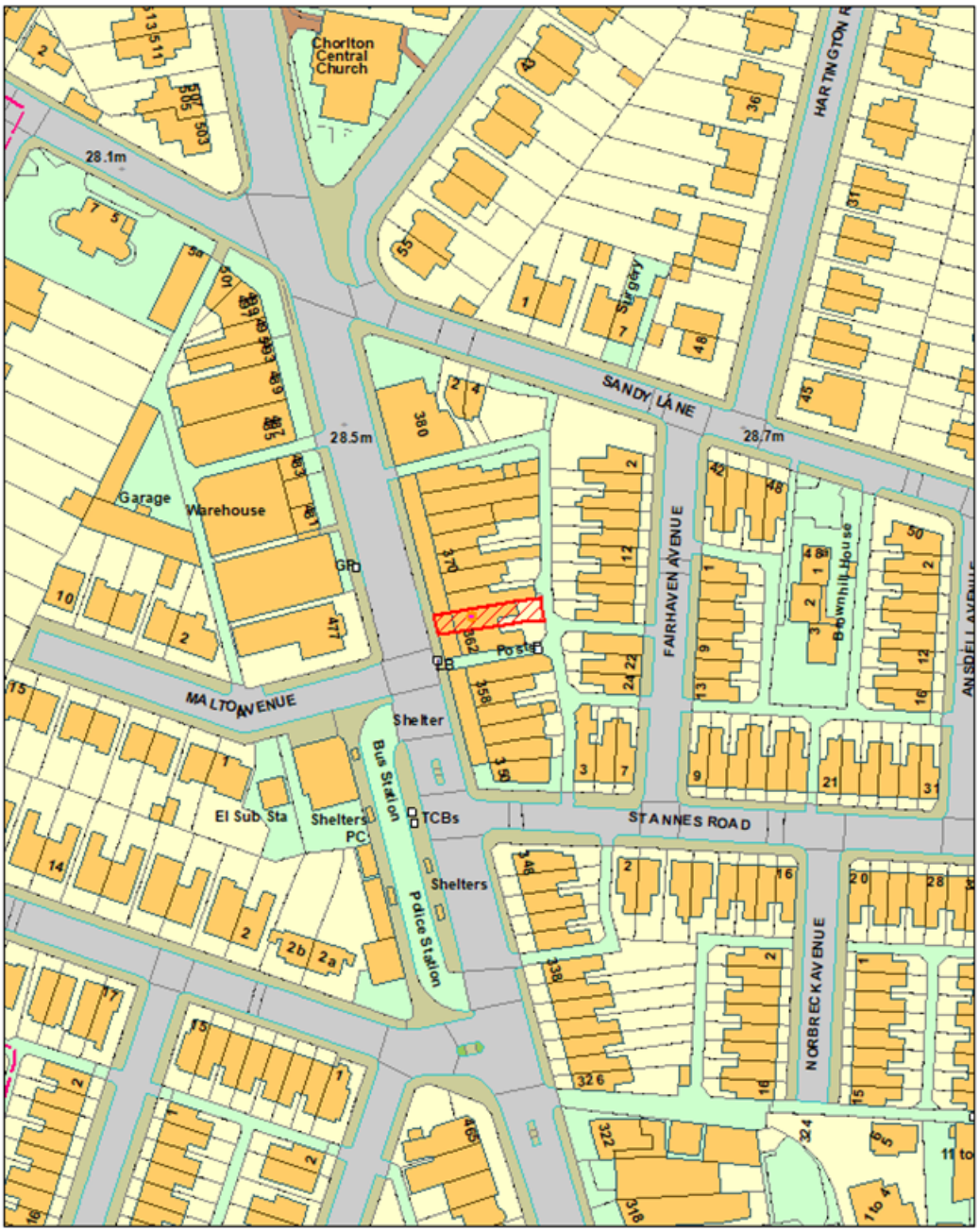

Figure 1. Rear view / development area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Barlow Moor Road is a predominantly commercial road in the heart of Chorlton with a number of shops and businesses as well as residential units, mostly in flats above ground floor commercial units. The application property is opposite the Chorlton Bus Station and neighbours other three-storey buildings with commercial ground floor and residential upper floors.



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Description of development

The applicant is seeking permission for the installation of a steel staircase to the rear of the property to provide access to the existing first floor flat. The staircase will project 4900mm form the rear of the property with a maximum height of 3500mm and a 1000mm width. The proposal also includes elevation alterations to the rear with the replacement of the existing window with a grey uPVC door.

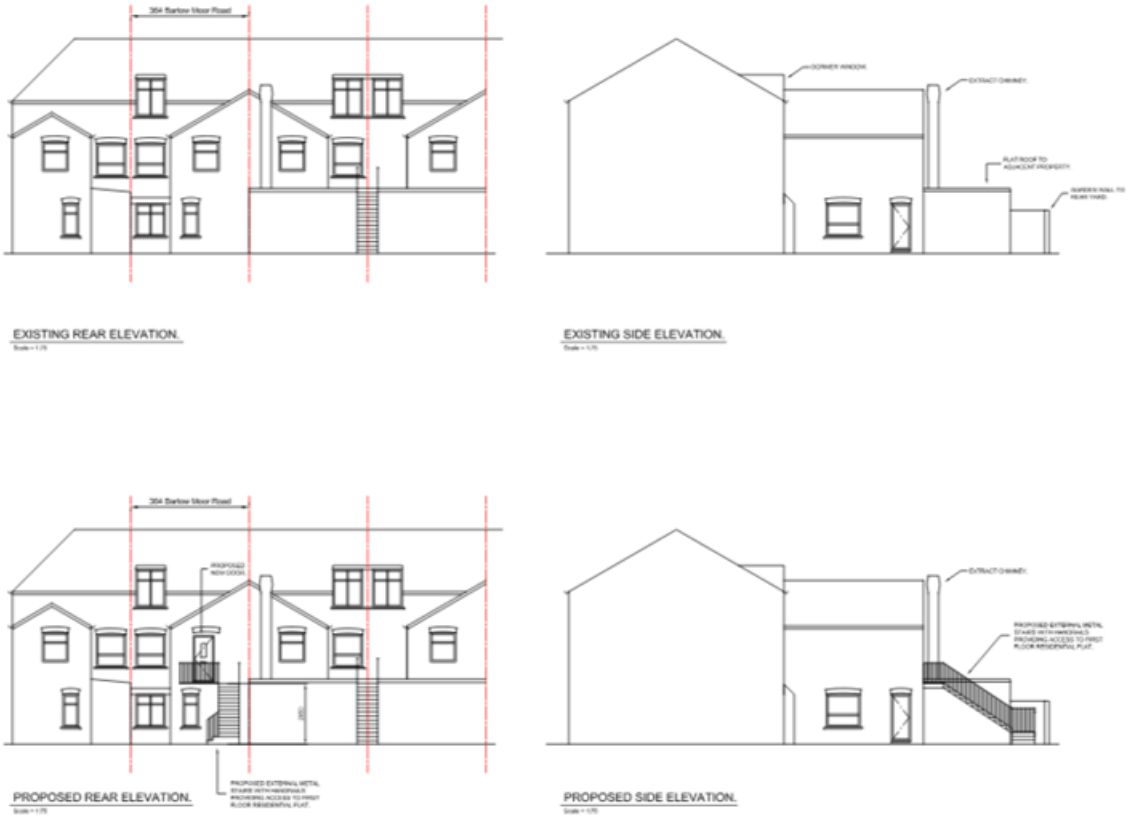


Figure 3. Existing and proposed elevations.

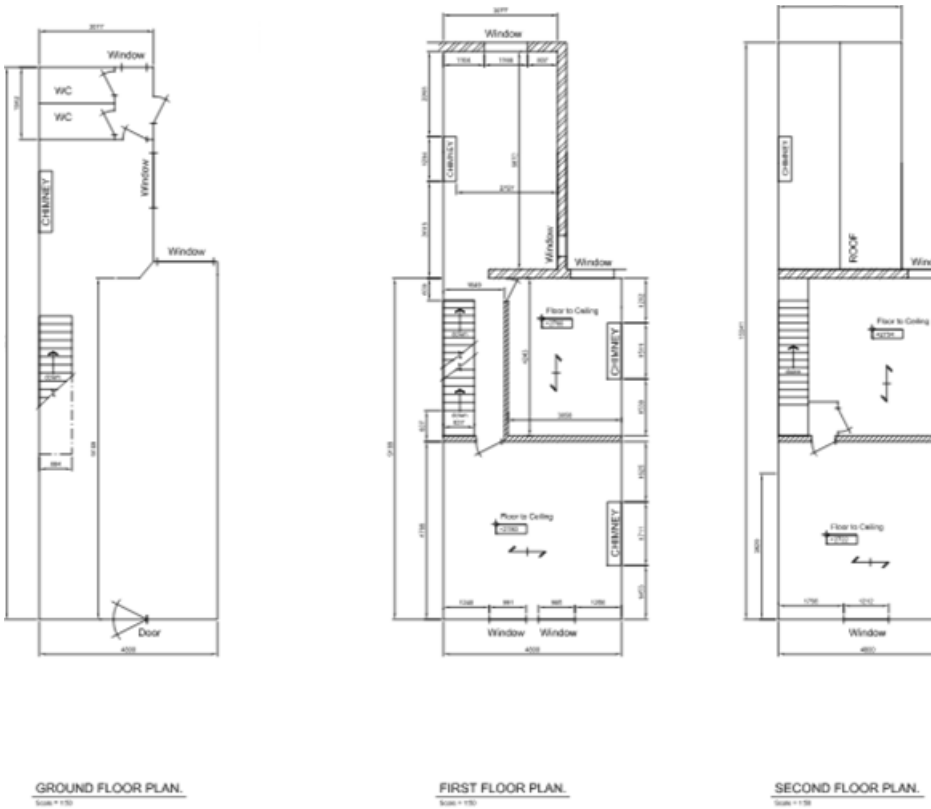


Figure 4. Existing floor plans

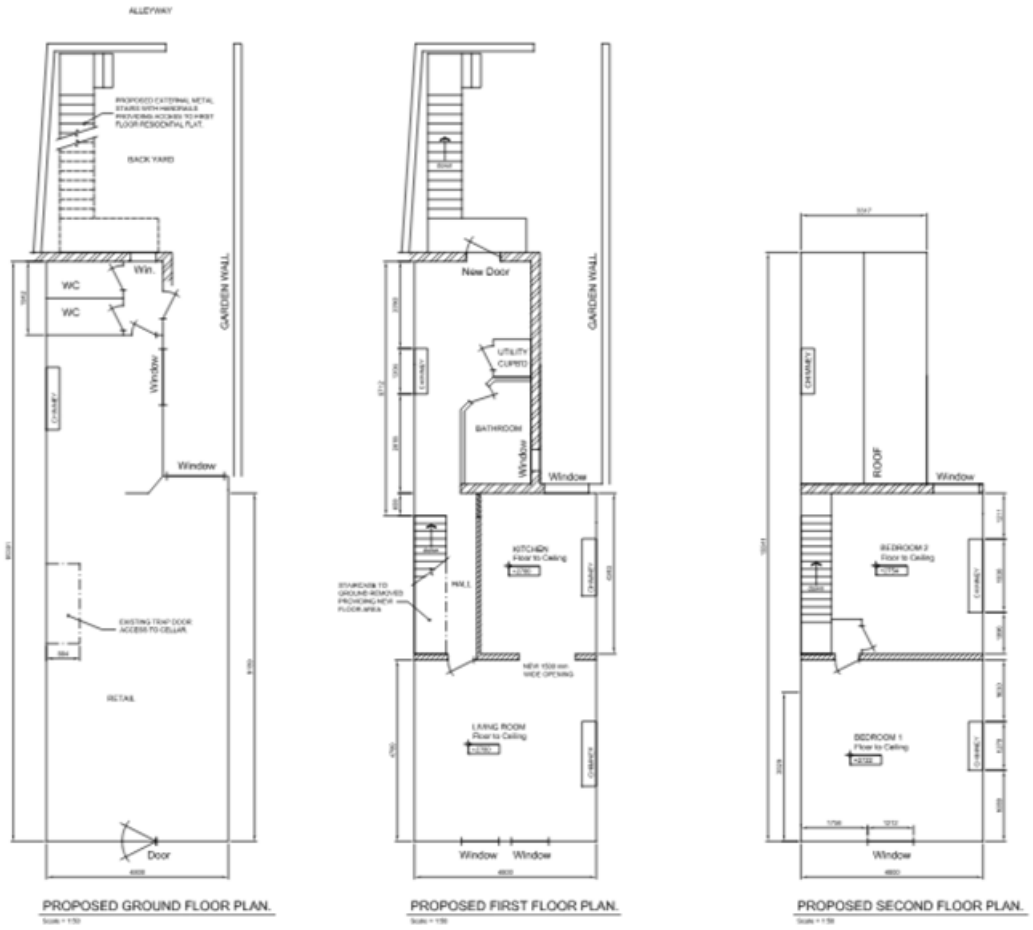


Figure 5. Proposed floor plans.

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.

Greater Manchester Police – Comments received regarding the safety concerns of primary access to a residential property being via an alleyway of poor environmental quality and largely secluded from public view. – Recommendations of a requirement for the applicant to provide a crime prevention statement addressing the following safety measures:

- Installation of a security-rated, entrance door (typically one that meets the BS PAS 24 specification) to the flat, fitted with a door viewer and opening restrictor.
- Installation of a secure gate to the rear yard
- Installation of dusk-to-dawn lighting to illuminate the entrance gate, stairway and entrance door.
- Consideration of postal delivery (e.g., a secure box on the inside of the gate)
- Installing a means of communication between visitors at the gate and residents of the flat (e.g., a minimum of a bell, better still an intercom).

Chorlton Voice - No comments or objections were made.

Policy
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
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

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.

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle
The submitted application is for instillation of a steel staircase to provide access to an existing flat at the rear of the property. This can be considered acceptable in principle on some occasions. 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 and safety.

Sitting, Scale and Mass
The proposed staircase will project 4900mm form the rear of the property with a maximum height of 3500mm and a 1000mm width, in addition to this the existing rear window will be converted to a door to provide access to the property. The staircase will be prefabricated, constructed of black steel with built in handrails.

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.

Residential Amenity
The proposed staircase is standard in form, similar to existing staircases on neighbouring properties in this area and does not take up any more amenity space than is required for its function. The handrails are of a standard height and width and are to be black in colour to best blend in with the surroundings.

The elevation alterations consisting of changing an existing window to a door is not anticipated to create any privacy issues or an overbearing presence caused by the proposal for the neighbouring residents.

Generally, there is apprehension for implementing access to properties via a rear alleyway which has substantially less natural surveillance than street access. However, as per the comments from Greater Manchester Police, the application can be supported if a series of crime prevention measures are implemented to improve the security of the property and the safety of the residents.

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

Design, Appearance and Visual Amenity
The design of the staircase is considered acceptable and as the stairs run along the side of the property, the existing amenity space, waste storage, and access to the ground floor will still be available for use. The design of the staircase is considered to be appropriate in its size and form, pursuant to saved policy DC1 of the UDP.

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

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed rear access staircase and associated elevation alterations are 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. Issues have arisen on this occasion, officers and the client have worked together to find a solution to these issues 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. **Within one month:**
   Within one month of the date of this permission, finalised details of the security measures to the staircase hereby approved shall be submitted to and approved in writing by the City Council as the local planning authority. The security measures shall be implemented in full accordance with the approved scheme.

   Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

2. **Specified plans:**
The development hereby approved shall be carried out in accordance with the following drawings and documents:
   a) Drawing – Location Plan – Received 14/03/24.

b) Drawing CP2-CAN-XX-XX-DR-A-1202 P1, – Proposed rear elevations – Received 14/03/24.
c) Drawing CP2-CAN-XX-XX-DR-A-1202 P1 – Proposed floor plans – Received 14/03/24.
d) Crime Prevention Statement – Received 08/05/24

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

Greater Manchester Police
Chorlton Voice

18 Fairhaven Avenue, Manchester, M21 8TW
360 Barlow Moor Road, Manchester, M21 8AZ
368A Barlow Moor Road, Manchester, M21 8AZ
Flat 2, 368A Barlow Moor Road, Manchester, M21 8AZ
Flat 1, 368A Barlow Moor Road, Manchester, M21 8AZ
362A Barlow Moor Road, Manchester, M21 8AZ
Flat 3, 477A Barlow Moor Road, Manchester, M21 8AG
Flat 2, 477A Barlow Moor Road, Manchester, M21 8AG
Flat 1, 477A Barlow Moor Road, Manchester, M21 8AG
Top Flat, 366 Barlow Moor Road, Manchester, M21 8AZ
477 Barlow Moor Road, Manchester, M21 8AG
20 Fairhaven Avenue, Manchester, M21 8TW
477A Barlow Moor Road, Manchester, M21 8AG
14 Fairhaven Avenue, Manchester, M21 8TW
479 Barlow Moor Road, Manchester, M21 8AG
366 Barlow Moor Road, Manchester, M21 8AZ
362 Barlow Moor Road, Manchester, M21 8AZ
368 Barlow Moor Road, Manchester, M21 8AZ
16 Fairhaven Avenue, Manchester, M21 8TW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH AREA