

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139427/FO/2024
Date registered valid: 4 March 2024
Proposal: Installation of access ramp to rear of property.
Address: 4 Brimfield Walk, Manchester, M40 1HX
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Sinisa Nedeljkovic, Northwards Housing
Agent (if any):
Case officer: Jake Walther
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **22/04/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13/03/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 March 2024 Expired: 3 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 proposal relates to a two-storey mid terrace property located in the Miles Platting and Newton Heath ward of Manchester. The property features pedestrian access onto a communal courtyard to the front with hardstanding for vehicle parking to the rear on Bridlington Close. The property is brick with white uPVC windows and doors with black metal railings at the front and rear boundary.



Figure 1. Front view from Brimfield Walk



Figure 2. Rear view from Bridlington Close

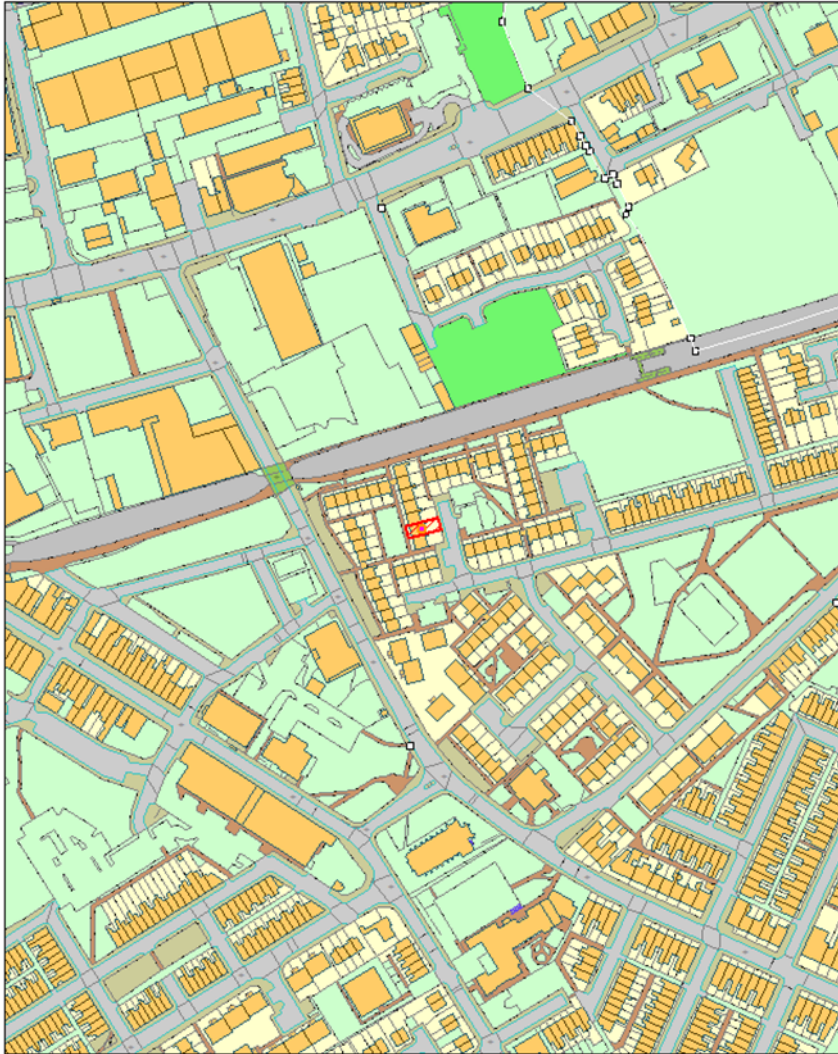
Listed building: Not applicable

Conservation area: Not applicable

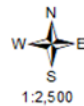
Tree Preservation Order: Not applicable

Description of area

Brimfield Walk is a residential pedestrianised lane located within the Miles Platting area of Manchester. The property features a communal greenspace to the front of the property with vehicle access and off-street parking to the rear from Bridlington Close. The property has pedestrian access to the Rochdale Canal towpath and is located close to the A62 Oldham Road. The property also benefits from being in close proximity to Gaskell Street Park and shops and services on Old Church Street. The area is predominantly residential in terms of character, consisting mostly of terraced houses.

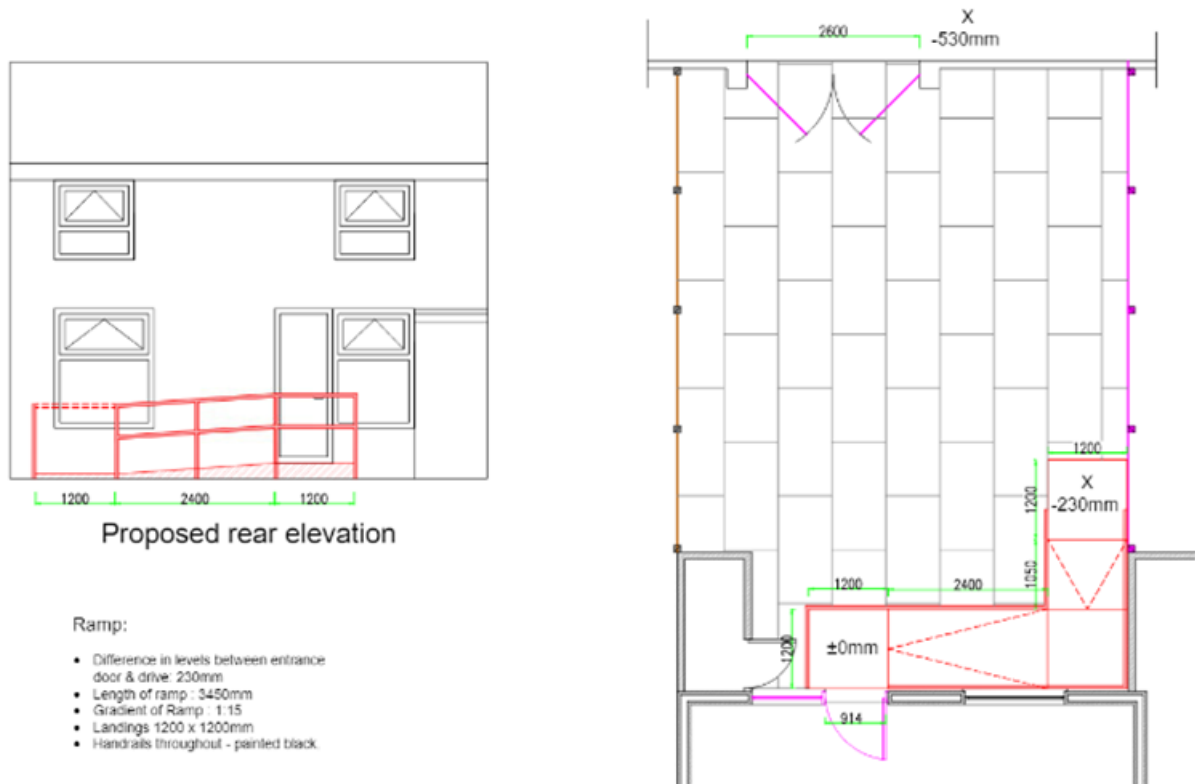


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Description of development

The applicant is seeking permission for the installation of an access ramp to the rear of the property to allow for level access to the rear door. The ramp would run parallel to the rear wall of the property, with a gradient of 1:15 and would have an upper and lower landing measuring 1200x1200mm. The ramp would have a total length of 4800mm and a total height of 230mm between the ground and the door. The proposal would utilise prefabricated painted black handrails.



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
- 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

Principle

The submitted application is for the instillation of an access ramp to the rear 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 any significant additional waste or car parking measures.

Siting, 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 4800mm, the height of the handrails from the base of the ramp will be 1100mm with the ramp having an elevation change of 230mm 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, appearance and visual amenity.

The design of the ramp is considered acceptable and as the ramp runs along the rear of the property, 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 which is compliant with the gradient specifications within DDA2, and the design is compliant with Part M of Building Regulations.

Handrails used are to be painted black to ensure the colouration is in keeping with the character of 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 and also to match the black railings at the front of the property.

All of the properties in this terrace have small outriggers to the rear that project out by 2100mm, while the proposed ramp is only 1200mm in width. As a result, the existing outriggers conceal the majority of the ramp and 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.2 or no.6 Brimfield Walk.

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 current waste storage arrangements would be unaffected by this proposal.

Conclusion

Given the above issues, it is considered that the proposed rear 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 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

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 04/03/24.
- b) Drawing – Proposed rear elevations – Received 04/03/24.

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

6 Brimfield Walk, Manchester, M40 1HX

2 Brimfield Walk, Manchester, M40 1HX

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA