

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138644/FH/2023	
Date registered valid:	24 November 2023	
Proposal:	Installation of platform step lift to front of property.	
Address:	31 Canons Grove, Manchester, M40 8PF	
Ward(s):	Harpurhey	Ward
Applicant:	Miss Donna Herriott	
Agent (if any):	Mr Neil Brickles Manchester City Council	
Case officer:	Gerry Tel: 0161 234 Email: gerry.reilly@manchester.gov.uk	Reilly 4163
Recommendation:	Approve	
Date of recommendation:	3 January 2024	

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 29 November 2023

Expired: 20 December 2023

Neighbour notifications

Printed: 29 November 2023

Expired: 20 December 2023

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application site is a two-storey dwellinghouse, located within a row of four such properties. The property is located within a large social housing estate in the Harpurhey ward. There is a 6.4 metre deep, 6.29 metre wide garden at the front.

Planning permission is sought for "Installation of platform step lift to front of property".

The new lift and step will be located at the northern end of the garden close to the the boundary with 29 Canons Grove.

The Platform Step Lift will extend out 3.8m from the front elevation of the propoerty and will be 2.75m wide. The proposed Platform Step Lift will be visible from the main road due to the layout of the site and position of the premises. A new opening will be created in the front metal fence to create an area for the storage of bins.

The step lift to be installed is mostly aluminium with stainless steel handrails painted black.

It is proposed to retain Privet Hedges that exist along the northern boundary with 29 Canons Grove and the southern boundary in front of the ginnel that separates the application property with 28 Canon Grove.

The applicant has specific medical needs that requires urgent attention.

Description of area

Description of development

Consultations & Notification Responses

Highways - The proposed development falls within the site's curtilage and therefore no amendment to the adopted highway is required.

The new pedestrian access point from Canons Grove and associated boundary treatment is acceptable to Highways. The proposed gating opens inwardly which is acceptable to Highways.

Highways have no objections to the proposed development in principle, subject to the proposed step lift being DDA compliant.

Environmental Health - have no comments regarding the above application (they received the noise data for the steplift for another app and it's acceptable).

Issues

POLICY

The National Planning Policy Framework (September 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 - 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):

- a) an economic objective;
- b) a social objective;
- c) an environmental objectives.

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

- i. Chapter 8: Promoting health and safe communities.
- ii. Chapter 12: Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key element in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1

(Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;
- b. the effect upon the amenity of the neighbouring occupiers;
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d, the overall appearance of the proposal in the street scene;
- e. the effect of the loss of any on-site car parking.

DC1.2 States that extension to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. they do not create undue loss of sunlight, daylight or privacy;
- c. they are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details;
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressure would be created.

D1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey side extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidance on privacy distances (which are published as supplementary guidance).

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance>

The following policies are relevant:

- i.JP-S1 - Sustainable development
- ii.JP-S2-Carbon and energy
- iii.JP-S5 - Flood risk and the water environment
- iv.JP-H1 - Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The submitted development application is for the installation of step lift to front of property with associated steps and handrails. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet 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 dwellinghouse, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/Residential Amenity

The proposal would allow the disabled applicant to have level access in and out of their property.

Any amenity implications would be felt in a visual sense.

At present there is a 1.3 metre high hedge which separates the application property from 29 Canons Grove. Some able-bodied people will be able to see into the next-door neighbour's garden when entering the application property in the current arrangement.

People who are in a wheel-chair may not be able to view the neighbouring property because of the hedge. But the difference between the ground level in front of the entrance to the house now, and when the work is carried out will only be an extra 196mm.

This may make it easier to see into 29 Canons Grove. But they could also see into the property under the current arrangement if part of the top of the hedge was trimmed off as part of it's maintenance.

It is not considered that the proposal will have a significant impact on the visual amenity of the residents of 29 Canons Grove.

Whilst the structure would be seen from the streetscene and surrounding properties as the proposal would be open in nature, any impact would be extremely limited. The structure would be commensurate with similar schemes for disabled access within the City of Manchester area.

Design and Appearance

The step lift would be a Pollock Classic and would involve Aluminium platforms - 800 x 1400mm with on-board ramp and aluminium checker plate flooring with upper and lower call stations. A brick and upper level plinth would be set to the same height as the internal hallway floor level - 1865mm length overall x 1075mm width overall. Detailed information in relation to the specification of step lift to be used was provided, as is considered acceptable and would be conditioned within any approval granted. The choice of a step lift is considered the most appropriate given the constrained nature of the front amenity space, pursuant to Policy DC1 of the UDP in relation to size and form.

Galvanised steel handrails on the platform would be painted black.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions to the approval have also been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

Drawings

- Drawing entitled Project - Step Lift to Front Rev 1 received by the Planning Service as Local Planning Authority on 21st December 2023
- ArcGIS Web Map received by the Planning Service as Local Planning Authority on 24th November 2023

Documents

- Design and Access Statement received by the Planning Service as Local Planning Authority on 24th November 2023
- Pollock Classic 1m Steplift brochure received by the Planning Service as Local Planning Authority on 11th December 2023

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

3) The proposed handrails shall be made of galvanised powder coated steel and shall be painted black.

Reason - To ensure that the colour and appearance of the proposed handrails, access ramp and step lift is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

4) All exposed sides of the upper level plinth shall be painted black.

Reason - To ensure that the colour and appearance of the proposed handrails, access ramp and step lift is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

27 Canons Grove, Manchester, M40 8PF
29 Canons Grove, Manchester, M40 8PF
28 Canons Grove, Manchester, M40 8PF
26 Canons Grove, Manchester, M40 8PF
25 Canons Grove, Manchester, M40 8PF
24 Canons Grove, Manchester, M40 8PF
22 Canons Grove, Manchester, M40 8PF

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: CENTRAL