MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137721/FH/2023
Date registered valid:	31 July 2023
Proposal:	Installation of step lift to front garden
Address:	69 Hawkeshead Road, Manchester, M8 0QZ
Ward(s):	Cheetham Ward
Applicant:	Mrs Nazia Ali
Agent (if any):	Mr Alan Wood, MSIL
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25 September 2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 August 2023

Standard consultations:
Printed: 9 August 2023 Expired: 30 August 2023

Neighbour notifications
Printed: 9 August 2023 Expired: 30 August 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: No

Tree Preservation Order: No

Description of area

The application site relates to 69 Hawkeshead Road within the north Manchester ward of Cheetham. The application site relates to a two storey, red brick, semi-detached dwellinghouse sitting at the head of the cul-de-sac of Hawkeshead Road. Access to the property is available from steps off Hawkeshead Road and amenity space is sited to the front, side and rear of the property. The property benefits from an in-curtilage garage which is accessed from Haredale Road.

Description of development

The application seeks planning permission for the installation of step lift to front garden. The step lift would be contained within the curtilage of the site and would allow level access to the front amenity space, as there is currently a height difference of 1 metre from the existing steps at the property. At the highest point, the structure would have a height of 2 metres above ground level.

The agent was asked on several occasions to provide further product details/ specifications of the step lift to be used. No contact with the agent could be made during the course of the application.

Existing plans show an extension to the side and rear of the property in a wrap round formation. Whilst this footprint is on both the existing and proposed plans, it is likely this element of works would require consent. No planning history can be found for this element of works. No contact with the agent could be made during the course of the application.

Planning History

060572/VO/NORTH1/00- 43/45/47,70/72/74, Lecester Road & 44/46/48, 67/69/71, Hawkshead Road, Cheetham- CITY COUNCIL DEVELOPMENT Rebuilding of front boundary walls with pillars and gates.
Approved 14 December 2000.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

Highway Services were consulted and the following response was received:
The proposed step lift will be contained within the private site curtilage and will not encroach onto or affect the adopted highway or adjacent unadopted highway.

No driveway parking is currently provided at the property and so parking provision would not be affected.

Highways has no concerns on the proposals.

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 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):
a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future

generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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 document in Manchester's Local 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); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

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 a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies 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 pressures would be created.

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the installation of step lift to front garden. This is considered acceptable in principle as many people prefer to alter and adapt 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 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.

The impact of the proposal would be felt in a visual sense. As existing, the proposal sitting at the head of the cul-de-sac has a narrow entrance to the property before extending out to the amenity space surrounding the property. As such, the property does not benefit from an open front amenity space and any impact from a visual sense would be extremely limited. Although no.67 Hawkeshead Road may feel the equipment close to their front amenity space, especially given the 2 metre height of the structure and the existing topography of the site, the equipment would be open in nature and contained to a small area of the applicant's amenity space. As such, any impact is considered limited. This is the same for the other immediate neighbour and other neighbours looking onto the applicant property, where any impact would be considered to be minimal.

Design and Appearance

Whilst the proposal is considered acceptable in terms of the limited footprint and the elevations and vertical emphasis of the structure, no detail is provided as part of the application in terms of the appearance of the proposal. No contact with the agent could be made during the course of the application. As such, a condition would be attached to the any approval granted requesting further information in relation to the materials, specification and appearance of the step lift to be used. This would ensure the proposal is appropriate in design and would ensure an appropriate addition to the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Car Parking

Car parking would be unaffected by this proposal.

Refuse Storage

At the time of the site visit, bins were stored within the front amenity space of the property. The installation of the equipment would hinder the ability for bins to be taken out through the front gate of the property for collection on Hawkeshead Road. No contact could be made with the agent during the course of the application. A condition would be placed on any approval granted to understand proposed bin store provision and where bins would be stored as a result of the proposal.

Existing and Proposed Rear and Side Extension

Existing plans show an extension to the side and rear of the property in a wrap round formation. Whilst this footprint is on both the existing and proposed plans, it is likely this element of works would require consent. No planning history can be found for this element of works. No contact with the agent could be made during the course of the application. An informative would be placed on any approval granted to remind the agent this application does not approve the extension to the side and rear of the property, and planning permission should be applied for separately.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity and would improve the quality of life for the applicant. The design and appearance is in keeping with the character of the property and local area. Conditions would be placed on any approval granted for outstanding information in relation to materials and bin storage.

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

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 31 July 2023.
-Drawing- Proposed- Elevations, numbered 002, stamped as received by the City Council as Local Planning Authority on 31 July 2023.
-Drawing- Existing & Proposed- Plans, numbered 001, stamped as received by the City Council as Local Planning Authority on 31 July 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) Before the commencement of above ground construction works, samples and specifications of all materials to be used for the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

1) This consent does not give permission for the side and rear extension shown on the existing and proposed plans. This element of works requires consent and should be applied for separately.

Appendix 1 – List of consultees & neighbours notified

Highway Services

46 Hawkeshead Road, Manchester, M8 0GY
71 Hawkeshead Road, Manchester, M8 0QZ
67 Hawkeshead Road, Manchester, M8 0QZ
48 Hawkeshead Road, Manchester, M8 0GY
44 Hawkeshead Road, Manchester, M8 0GY

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA