

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135946/FH/2023
Date registered valid: 11 January 2023
Proposal: Installation of front access ramp
Address: 8 Grasscroft Close, Manchester, M14 7HQ
Ward(s): Fallowfield Ward

Applicant: Mrs Ceri Williams, One Manchester Limited
Agent (if any): Mrs Paula Mackinnon, Mack 4 Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 02 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 February 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 January 2023 Expired: 9 February 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a single-storey end-terraced bungalow of brown brick and off-white render with a red concrete roof tile dual-pitch roof. The property features white uPVC windows, a front porch canopy, a paved front yard and spacious rear garden.



Figure 1. Principal elevation of the property.

Description of area

Grasscroft Close is a residential street situated within the Fallowfield ward of Manchester, close to Princess Road (A5103), Clinton Gardens and Alexandra Park. The area predominantly consists of a mixture of semi-detached and terraced residential properties and benefits from its close proximity to outdoor green spaces.

Description of development

The applicant is seeking permission for the installation of an access ramp with associated handrails at the front of the property.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

The National Planning Policy Framework (NPPF, 2021)

- Chapter 8 – Promoting Healthy and Safe Communities
- 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 the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance, adopted April 2007

- Chapter 3 – Accessibility: Design for Access 2

Design for Access 2 – December 2003

- Chapter 6 – Ramps
- Chapter 9 – Handrails (Ramps, Stairs and Steps)
- Chapter 21 – Dwellings

Issues

Principle – the principle of the proposal, to install an access ramp to facilitate access from the street to the front entrance of the property, is acceptable given that many people prefer to alter and adapt their homes in order to meet changing residential needs, including improving disabled access. However, consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste storage and parking.

Siting, scale and massing – the access ramp with its associated handrail and flagged walkway would be sited at the front of the property, connecting the front door to the property’s front gate and the street to enable a disabled resident to access their home more easily and comfortably.



Figure 2. Existing paved area located to the front of the property.

A level landing measuring to 1.25m by 1.2m by 0.4m would be situated immediately outside of the front door. This would connect with a sloped ramp measuring 1.8m by 1.2m (with a gradient of 1:12) which would run east-west, connecting with another portion of level landing. Orientated north-south, this landing would measure to 3.16m by 1.2m by 0.25m and would connect with a final sloped ramp. This ramp would run east-west, leading onto the flagged patio immediately adjacent to the front timber gate and would measure to 3m by 1.2m (with a gradient of 1:12). As such, the proposal would wrap around the eastern portion of the paved yard and would be bordered by handrails measuring to approximately 0.9m in height.

The siting, scale and massing of the proposal is considered to be relatively standard for developments of this type and is not deemed as being 'excessively large or bulky', therefore according with policy DM1 of the Core Strategy and policy DC1 of the UDP.

Appearance and visual amenity – the proposal would be a simple construction consisting of a prefabricated black handrail secured to a concrete ramp / base with each concrete paving flag measuring to 0.6m x 0.6m.

Given that the proposal is relatively standard in terms of its scale and design, it is understood that the proposed development would not cause undue visual harm to the appearance of the street scene, hence the overall character of the area should not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be minor.

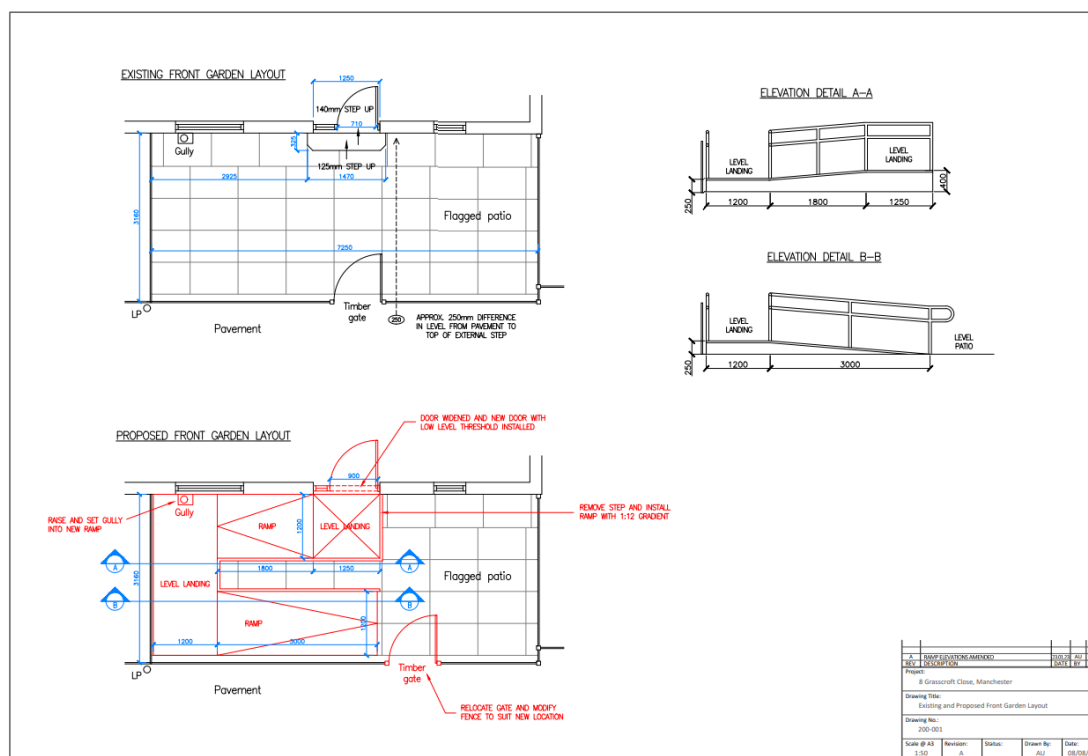


Figure 3. Proposed plans and elevations, as submitted by the applicant's agent.

Residential amenity – the proposal is not believed to detrimentally impact the residential amenity of neighbouring occupants as it would not overshadow neighbouring properties or gardens, nor would it compromise their privacy as it would not significantly overlook their properties. A ramp can also be relatively easily demolished and removed if the property comes into new ownership, thus these works would be potentially reversible in the future.

The proposed development is therefore acceptable in regard to its minimal effect upon residential amenities as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – at present, bins are stored at the front of the property, within the confines of the paved yard. This waste storage strategy would be unaffected by this proposal as adequate space and access would be retained in the area adjacent to the proposed development (towards the western edge of the paved yard).

The proposal therefore accords with policies EN19 and DM1 of the Core Strategy.

Parking – the current on-street parking arrangements would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy, chapters 8 and 12 of the NPPF, the Guide to Development in Manchester and the Design for Access 2.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the revised drawing labelled:

-‘Existing and proposed front garden layout’, numbered ‘200-001 A’, stamped as received by the City Council as Local Planning Authority on the 24th January 2023.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and revised plan.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Grasscroft Close, Manchester, M14 7HQ
84 Aston Avenue, Manchester, M14 7HN
58 Aston Avenue, Manchester, M14 7HN
10 Grasscroft Close, Manchester, M14 7HQ
4 Grasscroft Close, Manchester, M14 7HQ
2 Grasscroft Close, Manchester, M14 7HQ
90 Aston Avenue, Manchester, M14 7HN
60 Aston Avenue, Manchester, M14 7HN

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA