

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137611/FH/2023
Date registered valid: 11 August 2023
Proposal: Installation of access ramp to front of dwellinghouse
Address: 138 Holmcroft Road, Manchester, M18 7NG
Ward(s): Longsight Ward

Applicant: Mrs Joanne McCabe, One Manchester
Agent (if any): Mrs Paula Mackinnon Mack 4 Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 October 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 August 2023

Standard consultations:

Printed: 15 August 2023 Expired: 5 September 2023

Neighbour notifications

Printed: 15 August 2023 Expired: 5 September 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

Description of site / building / area

The application site is a two storey semi-detached dwellinghouse with amenity space along the front, side and rear elevations. The existing boundary treatment comprises of concrete post and timber frame panel fencing to the perimeter. The front garden and side gardens are mostly given over to hardstanding (tarmac) for parking whilst also incorporating drainage channels a raised walkway, retaining wall and an elevated tarmac ramp with handrails. This is a residential area of Longsight ward with similar semi-detached and terraced properties in the immediate vicinity. The site is located close to Melland High School, Cedar Mount Academy and Rushbrook Primary Academy.

Description of development

Consent is sought for the installation of an access ramp with associated handrails, stepped and gated access to level landing area along the front of the dwellinghouse.

The submitted application benefits the needs of a disabled occupier residing at the property.

Clarification was sought from the applicant regarding the proposed grass area that would be lost to accommodate the proposed development and further material details were also requested. Clarification was subsequently provided, (dated, 03/10/2023) as follows:

- It has been confirmed that the grassed area to be removed would be approximately 17m².
- Further clarification has been provided regarding the proposed tarmac. It has been confirmed that a porous Tarmac (Ultidrive porous surface course) to a depth of 35mm and surface coat of 10mm thickness to create new footpath would be used.

The proposed access ramp with associated handrails and stepped and gated access to level landing area, would be placed along the existing front boundary and the common shared boundary with no. 140 Holmcroft Road, whilst leaving a gap of approximately 250mm from these boundaries. It would project approximately (4700mm long x 1200mm wide) along the front boundary of the application site and project approximately (5503mm long x 1200mm wide) along the common shared boundary with no. 140 Holmcroft Road and then project approximately (5230mm long x 1200mm and 1500mm wide) along the front building line of the application dwellinghouse to creating level landing areas and provide access to the main front door, whilst leaving a distance of approximately 882mm from the side building line of the host building. The proposed overall height of access ramp and combined handrails with gated access to level landing area would not exceed 1349mm and the proposed ramp would maintain a gradient of 1:12. Materials and finishes would comprise of porous Tarmac (Ultidrive porous surface course), 600mm x 600mm paving flag stones, prefabricated handrail finished in black.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Electricity North West

Electricity North West have considered the above planning application and find it could have an impact on their infrastructure and advise as follows:

The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity. The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 - Avoiding danger from underground services.
GS6 - Avoidance of danger from overhead electric lines.

The applicant should also adhere to the minimum safety clearances contained within the Energy Network Associations Guidance, a copy of which is also attached to this email.

Furthermore, should there be a requirement to divert the apparatus because of the proposed works, the applicant should be advised that the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website Know before you dig (enwl.co.uk)

It is recommended that the applicant gives early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets and rights that may cross the site and any proposed development.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP), (1995) - Whilst The UDP has been superseded by the Core Strategy Development Plan, the following saved policy is still considered of relevance:

- Saved Policy DC1 for Residential Extensions
- Saved Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

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

- Chapter 2: Design

ISSUES

In this instance, clarification was sought from the applicant regarding the proposed grass area that would be lost to accommodate the proposed development and further material details were also requested. Clarification was subsequently provided, (dated, 03/10/2023).

Principle

The submitted application is for the proposed installation of an access ramp to the front the dwellinghouse. The application benefits the needs of a disabled occupier residing at the property and therefore, the principle of the proposal is considered acceptable. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

Impact of works (Installation of access ramp with associated handrails, stepped and gated access to level landing area along the front of the dwellinghouse) - In light of the pre-existing contextual relationship along the front elevation of the application site and the side boundaries, and due to the fact that the front and side gardens being mostly given over to hardstanding (tarmac) whilst also incorporating drainage channels, a raised walkway, retaining wall and an elevated tarmac ramp with associated handrails, on balance, it is considered that the proposal would not cause any further degree of harm upon residential amenity and in terms of the proposed level of visual intrusion given the its prominence along the Holmcroft Road highway. In addition, there is a sense of separation from the highway as Holmcroft Road and the combined pavements either side are unusually wide, and the existing boundary treatment would in-part provide screening for the proposed works; and therefore, any proposed level of visual intrusion is outweighed by the benefit of improved access, For these reasons, it is considered that the proposed development could be accommodated in this location in this instance, subject to planning conditions.

Impact of works (Design and appearance) - The proposed development is primarily of a standard design and appearance and would be informed by the similar developments along no. 176 Holmcroft Road, 83 and 85 Wembley Road. However, a materials condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to chapters 8 and 12 of The National Planning Policy Framework (2021); policies SP1, DM1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policies DC1, DC1.5 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received in response to this application.

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**

In this instance, clarification was sought from the applicant regarding the proposed grass area that would be lost to accommodate the proposed development and further material details were also requested. Clarification was subsequently provided, (dated, 03/10/2023). The local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 19 July 2023.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 19 July 2023.
- Existing Front Garden LAYOUT PLAN, Drawing No: M4-211-001, received by the City Council as the Local Planning Authority on 19 July 2023.
- Proposed Front Garden LAYOUT PLAN, Drawing No:M4-211-002, Revision: D, received by the City Council as the Local Planning Authority on 11 August 2023.
- Correspondence dated 03/10/2023.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

3) The external facing materials to be used on the development hereby approved shall match those as stated on the approved plans, submitted information and correspondence dated 03/10/2023.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Informative

1) Electricity North West have considered the above planning application and find it could have an impact on their infrastructure and advise as follows:

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should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

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Yours sincerely,
Asset Protection
Land Rights & Consents
Electricity North West
Frederick Road
Salford
M6 6QH
E: Planningapplications@enwl.co.uk

NB: Copies of the following documents have been provided to the planning agent (email dated, 23/08/2023) :-

HS(G)47 - Avoiding danger from underground services.

GS6 - Avoidance of danger from overhead electric lines.

The Energy Network Associations Guidance.

Appendix 1 – List of consultees & neighbours notified

Electricity Northwest

142 Holmcroft Road, Manchester, M18 7NG
140 Holmcroft Road, Manchester, M18 7NG
137 Holmcroft Road, Manchester, M18 7WQ
135 Holmcroft Road, Manchester, M18 7WQ
133 Holmcroft Road, Manchester, M18 7WQ

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA