

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137286/FO/2023
Date registered valid: 26 July 2023
Proposal: Installation of ramp to the side of the property
Address: 15 Bredbury Road, Manchester, M14 7AG
Ward(s): Fallowfield Ward

Applicant: Mrs Joanne McCabe One Manchester Ltd
Agent (if any): Mrs Paula Mackinnon Mack 4 Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18th September 2023



Application details

Type of application:	Full Application Consent
Development type:	Minor Other
Date of site visit:	12 September 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 10 August 2023 Expired: 31 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

The site relates to a ground floor flat within a two storey semi detached property in the Fallowfield ward area of Manchester. The entrance to the application site is located behind a high gate and fence to the side of the property.



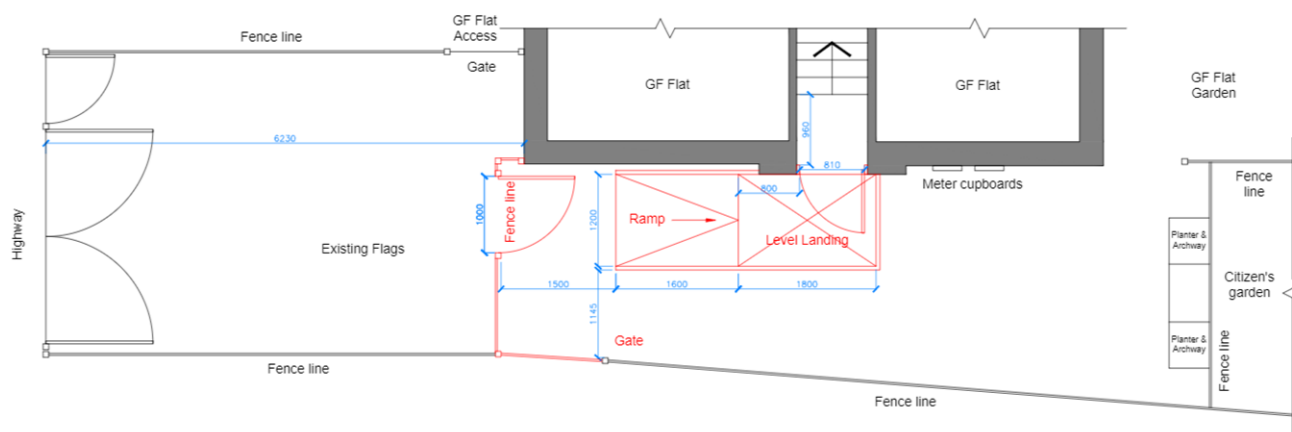
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in nature.

Description of development

The applicant is seeking the installation of an access ramp to the front entrance of the home located at the side of the property.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon

either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been no previous planning applications relating to this site.

Residential Amenity

The applicant is proposing the installation of an access ramp to the side of the property for a disabled resident at the property. The application has been submitted by One Manchester Limited on behalf of the applicant. The ramp would be positioned at the entrance of the home to a total length of 3.4m into the front paved area. It is considered that adequate amenity space would be retained to the front of the home. This access ramp has been designed for a disabled occupant who resides at the property and therefore the facilities would greatly assist in their daily requirements for access and egress of the property.

The proposed ramp would normally be visible from the street due to the layout, however, in this case, would be well screened from within the street scene due to the existing high gate and fence to the side of the property. It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

No comments or objections have been received from the local residents notified of this application. The ramp occupies a relatively small footprint and is not thought to impact the residential amenity of surrounding residents as it won't overshadow or overlook the neighbours gardens or houses due to the distances between the properties.

The development would benefit the needs of a disabled user residing at the property who requires access to and from the property. In this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The ramp would be fitted with full length handrails to both sides, to provide assistance in accessing the property. The gentle slope and provision of a landing stage with handrails at the main entrance would meet current regulatory standards and provide refuge for less ambulant users of the site.

It is believed that the proposed works would not detract from the character and appearance of the property, due to the small scale and low-level nature of the proposed works, and the design of the works would complement the existing access.

The proposal is acceptable in terms of policies SP1 and DM1 of Manchester's Core Strategy and DC1 of the UDP (in particular policy DC1.5).

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use 600mm x 600mm concrete paving flags and pre-fabricated handrail finished in black as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

The current storage of refuse bins are not affected by this proposal.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies; it received no objections and the City Council recognises the importance of adapting homes to suit changing household needs and accommodate disabled residents. The installation of an access ramp would improve the safety and comfort for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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:

Received 26th July 2023 numbered 002 Revision A Proposed Plan and Elevation Details

Reason - To ensure that 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 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Bredbury Road, Manchester, M14 7AG
17 Bredbury Road, Manchester, M14 7AG
14 Bredbury Road, Manchester, M14 7AG
13 Bredbury Road, Manchester, M14 7AG
12 Bredbury Road, Manchester, M14 7AG
11 Bredbury Road, Manchester, M14 7AG
10 Bredbury Road, Manchester, M14 7AG
18A Holford Avenue, Manchester, M14 7BT

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