

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136939/FH/2023
Date registered valid: 11 May 2023
Proposal: Installation of steplift to front of property
Address: 10 Levenshulme Road, Manchester, M18 7WJ
Ward(s): Gorton & Abbey Hey Ward

Applicant: Mrs Susan Heaton
Agent (if any): Mrs Emma Berry, Meap MCC
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 May 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 May 2023 Expired: 7 June 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 relates to a traditional, 3-storey, ground floor bay-fronted, end-terraced dwellinghouse situated along a short row three houses within the Gorton & Abbey Hey Ward Manchester. The immediate area is residential in character, although to the north of the application site, is Sunny Brow Park and beyond that Hyde Road offering a mix of uses. The application property benefits from amenity space along the front, side and rear. The depth of the existing front amenity space is approximately 2.3 metres deep x 5.6 metres wide.

Description of development

The submitted proposal relates to installation of mechanical step lift to front of property to allow safe access to and from the property for a full time wheelchair user.

The proposal would effectively act as raising mechanical platform to bridge the existing steps in front of the existing front door and would involve introducing a Pollock step lift placed externally along the front elevation of the application building and across the width of the existing front door.

The proposed step lift would be placed centrally in front of the existing front door and set away approximately minimum 130mm from the common boundary with no. 8 Levenshulme Road, and approximately 200mm from the existing front boundary gate to the back of pavement. The proposed combined structure would measure approximately, 2400mm length x 900mm width x 1100mm height). Proposed materials would comprise of galvanized steel, strengthened glass to lift sides.

Consultations & Notification Responses

1. Local residents / public opinion

No objections, comments or representations were received.

POLICY

The following planning policies are materially relevant to the consideration of this planning application.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o 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 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. The following saved policies are still considered of relevance.

- o Policy DC1 for Residential Extensions.
- o 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 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods. The following paragraph is of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ISSUES

Principle

The proposal is to facilitate the accessible requirements of an occupier residing at the property and therefore the principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

Impact of works (Installation of step lift to front entrance) - In light of the pre-existing depth of front amenity space, although the proposed development would introduce a built form along the front elevation that would be larger in terms of size, scale and prominence, given that the existing boundary treatment would be unaffected and there is a separation from the highway, it is considered that the proposed development would not present a significant adverse impact to residential amenity, nor is it considered that the proposed scale along the streetscene would be significantly intrusive. Moreover, although the proposed step lift will be visible along the streetscene, the proposed development benefits the needs of a disabled user residing at the property, who requires access to and from the property, and therefore on balance, the proposal is considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, and saved Policies DC1, DC15 of the Unitary Development Plan.

Impact of works (Design and appearance) - The step lift is of a standard design and appearance and as specified in submitted information. However, a materials condition has also been attached to ensure that materials are adhered to, pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 and DC15 of the Unitary Development Plan.

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 The National Planning Policy Framework (July 2021); policies SP1, DM1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policies DC1, DC15 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 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:

- o Householder Application for Planning Permission for works or extension to a dwelling form received by the City Council as local planning authority on 11 May 2023.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 11 May 2023.
- o Existing Elevations, received by the City Council as the Local Planning Authority on 11 May 2023.
- o Existing and Proposed Floor Plans, received by the City Council as the Local Planning Authority on 11 May 2023.
- o Proposed Layout, Specifications, DRAWING 40900352 - A, and , DRAWING 40900950; received by the City Council as the Local Planning Authority on 11 May 2023.
- o Proposed Elevations, received by the City Council as the Local Planning Authority on 11 May 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

3) The external facing materials to be used on the development hereby permitted shall match those as stated on the approved plans and submitted documents.

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 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

1 Levenshulme Road, Manchester, M18 7WJ
8 Levenshulme Road, Manchester, M18 7WJ
3 Levenshulme Road, Manchester, M18 7WJ
14A Levenshulme Road, Manchester, M18 7WJ
12 Levenshulme Road, Manchester, M18 7WJ
Flat 2, 12 Levenshulme Road, Manchester, M18 7WJ
Flat 1, 12 Levenshulme Road, Manchester, M18 7WJ
5 Levenshulme Road, Manchester, M18 7WJ
14 Levenshulme Road, Manchester, M18 7WJ

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA