

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136458/FH/2023
Date registered valid: 10 March 2023
Proposal: Installation of access ramp and associated handrail to front of property
Address: 10 Folkestone Road East, Manchester, M11 4LL
Ward(s): Clayton & Openshaw Ward

Applicant: Mrs Joanne McCabe, One Manchester Ltd
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: 2 May 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 April 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 March 2023 Expired: 14 April 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 mid-terrace dwellinghouse situated within a row of four properties. The application property benefits from amenity space to the front and rear elevations, including boundary treatment approximately 1 metre high along the front elevation. Existing car parking is along the street. The application property lies within the Clayton & Openshaw Ward of Manchester, within a predominantly residential area comprising of properties of similar type.

Description of development

Consent is sought for the installation of an access ramp and associated handrail to the front of the property.

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

The proposed combined ramp with handrails and landing area would be sited in front of the existing front boundary metal gate and along the common shared boundary with no.12 Folkestone Road East, whilst retaining a separation of approximately 7730mm from the common shared boundary with no. 8 Folkestone Road East. It would project forward of the front building line of the main dwellinghouse and would measure approximately 4900mm long x

1200mm wide x 917mm high. Materials and finishes would comprise of 600mm x 600mm concrete flags, prefabricated handrail finished in black.

Consultations & Notification Responses

1. Local residents/public opinion

No objections, comments or representations received.

POLICY

The following planning policies and guidance 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:

- 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 - 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:

- Policy DM 1 (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) - The UDP has been superseded by the Core Strategy Development Plan.

- Policy DC1 for Residential Extensions is still considered of relevance.
- 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 paragraphs are 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 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, 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 to front elevation) - In light of the existing contextual relationship along the front elevation and side boundaries, and whilst the proposed access ramp with associated handrails would be a prominent feature within the character of the street scene, the development benefits the needs of a disabled user residing at the property who requires access, and therefore, for these reasons, and on balance, it is considered that the proposed level of visual intrusion along the street scene is outweighed by the benefit of improved access, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, and saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed access ramp with associated handrails is of a standard design and appearance; however, materials condition has also 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 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, DC1.5 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. In this instance, the local planning authority had no 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 10 March 2023.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 10 March 2023.
- Existing LAYOUT PLAN, Drawing No: M4-213-002, received by the City Council as the Local Planning Authority on 10 March 2023.
- Proposed LAYOUT PLAN, Drawing No: M4-213-003, received by the City Council as the Local Planning Authority on 10 March 2023.

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 external facing materials to be used on the development hereby approved shall match those as stated on the approved plans and submitted information.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

8 Folkestone Road East, Manchester, M11 4LL
12 Folkestone Road East, Manchester, M11 4LL
1 Folkestone Road East, Manchester, M11 4LP
2 First Avenue, Manchester, M11 4LU
23 Seymour Avenue, Manchester, M11 4LH
21 Seymour Avenue, Manchester, M11 4LH
12 Seymour Avenue, Manchester, M11 4LH

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