

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136580/FO/2023
Date registered valid: 7 April 2023
Proposal: Installation of access ramp to rear
Address: 32 Stradbroke Close, Manchester, M18 8AA
Ward(s): Gorton & Abbey Hey 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: 17 May 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 May 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 April 2023 Expired: 2 May 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:

Tree Preservation Order:

Description of site / building / area

The application relates to a 2 storey, red brick faced, end-of-terrace cottage flat with a footpath along the front and side elevation. The flat has existing timber frame boundary treatment along the rear boundary (Crossley Street elevation) and to the back of footpath (south-eastern elevation) which is approximately 1.8 metres high. The terrace of two storey apartments have communal gardens to the rear with no defined common shared boundary between them. The flat at no.32 Stradbroke Close has an existing paved walkway along the width of the rear elevation, measuring approximately 1800mm deep x 7000mm wide.

Description of development

Consent is sought for the proposed installation of access ramp to the rear of the application building, with associated handrail.

The proposal would also comprise of 2no. elevational alterations involving widening the existing rear back door, including 1no. new internally opening timber gate adjacent to the back of footpath (south-eastern elevation).

The application benefits the needs of a disabled occupier residing at the property. In this instance details were sought regarding the new timber gate and the gradient of the ramp. Clarification was subsequently provided, (dated 17/05/23).

The proposed access ramp with handrails, would be placed along the significant rear width of the application dwellinghouse. It would retain a level landing area adjacent to the back of footpath (south-eastern elevation) which would measure approximately 1800mm deep x 1500mm wide. It would then project along the remaining width of the ground floor flat and measure approximately 1800mm deep x 5400mm wide x 900mm high. Proposed materials and finishes would comprise of 600mm x 600mm concrete paving flags and prefabricated handrail finished in black. The proposed gradient of the ramp would be approximately 1:9 and 1:12, (correspondence dated 17/05/23).

In terms of the proposed elevational alterations, this would involve widening the existing rear back door, approximately 900mm wide, including a new internally opening timber gate along the back of footpath (south-eastern elevation) which would measure approximately 900mm wide x 1800mm high. The height of the proposed gate will fall in line with the existing fencing along this elevation, (correspondence dated 17/05/23).

Consultations & Notification Responses

1. Local residents/public opinion

No objections, comments or representations 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.

- o Policy DC1 for Residential Extensions is still considered of relevance, and
- 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 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

In this instance details were sought regarding the new timber gate and the gradient of the ramp. Clarification was subsequently provided, (dated 17/05/23).

Principle

The submitted application is for the proposed installation of an access ramp to the rear of the ground floor flat. 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 (proposed access ramp with handrails) - In light of the existing contextual relationship along the side and rear elevation of the application building, and (correspondence dated 17/05/23), and due to the fact that the proposal would be along the rear elevation and would be screened behind boundary treatment, approximately 1.8 metres high, and given the resultant benefits to the occupier residing at the property, on balance, the proposal is

considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and saved Policies DC1 and DC15 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed access ramp with handrails is of a standard design and appearance, and proposed materials and finishes would comprise of 600mm X 600mm concrete paving flags and prefabricated handrail finished in black. In addition, the proposed gate would be informed by the height and materials of existing fencing, (correspondence dated 17/05/23), which is considered acceptable in design terms. However, a materials condition has been attached to ensure that materials are adhered to.

Impact of works (Elevational alterations) - In terms of the proposed elevational alterations, as these works would benefit the needs of a disabled user residing at the property, and due to the fact that they would be minor elevational alterations, and due to the fact that the proposed new timber gate would be internally opening, and the height of the proposed gate would fall in line with the existing fencing, (correspondence dated 17/05/23), and as there would be no obstruction to the public footpath, they are considered acceptable as there would no adverse impact to residential amenity.

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, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policies DC1 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 the Local Planning Authority on 24 March 2023.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 24 March 2023.
- o Existing REAR GARDEN LAYOUT PLAN, Drawing No. M4-215-002, received by the City Council as Local Planning Authority on 24 March 2023.
- o Proposed REAR GARDEN LAYOUT PLAN, Drawing No. M4-215-003, Revision B, received by the City Council as Local Planning Authority on 24 March 2023.
- o Correspondence dated, 17/05/2023.

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 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 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

116 Crossley Street, Manchester, M18 8BA
114 Crossley Street, Manchester, M18 8BA
112 Crossley Street, Manchester, M18 8BA
26 Stradbroke Close, Manchester, M18 8AA
36 Stradbroke Close, Manchester, M18 8AA
34 Stradbroke Close, Manchester, M18 8AA
30 Stradbroke Close, Manchester, M18 8AA
28 Stradbroke Close, Manchester, M18 8AA
24 Stradbroke Close, Manchester, M18 8AA

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