

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135816/FH/2022
Date registered valid: 21 December 2022
Proposal: Step lift to front elevation
Address: 57 Barnhill Street, Manchester, M14 4SX
Ward(s): Moss Side Ward

Applicant: June Prouse
Agent (if any): Mr Neil Brickles Manchester City Council
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7th February 2023

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	30 January 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 12 January 2023 Expired: 2 February 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 two storey mid terraced property in the Moss Side ward area of Manchester.



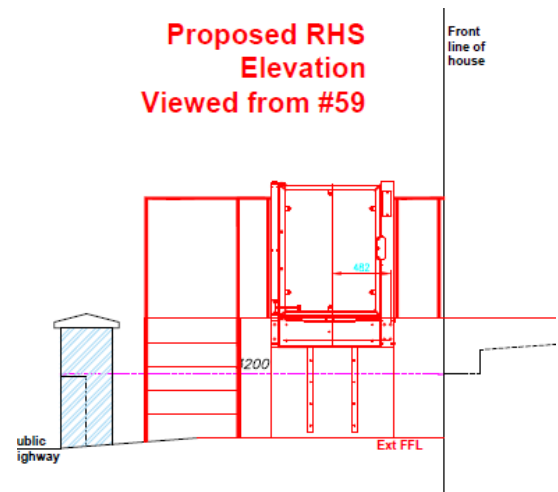
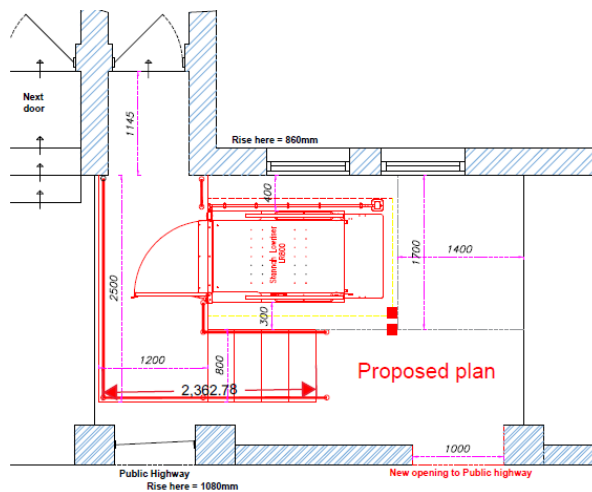
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature within close proximity to Princess Road.

Description of development

The applicant is seeking planning permission for a step lift to front elevation



Consultations & Notification Responses

Local residents/public opinion - No comments, objections or representations in support of the application have been received.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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
- o 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 The National Planning Policy Framework (NPPF)

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

Principle

The principal of the proposal, to install a mechanical steplift is considered acceptable to facilitate access from the pavement through to the entrance of the property.

However, consideration must be given to the proposal's appearance, impact on the character of the area and impact on the neighbouring properties' residential amenity.

History

There are no previous planning application relating to this site.

Residential / Visual Amenity

As outlined above, the submitted application relates to the proposed installation of step lift to front. In respect of the proposed ramp, this would measure 2.5m from the front entrance and 2.36m respectively. To accommodate access to the ramp, part of the boundary treatment would be removed measuring 1.0m in width. The mechanical lift would occupy a space to the side of the ramp 400mm from the front wall. The platform would be elevated to a total height of 860mm when in use.

Although the ramp and lift would occupy a significant amount of space to the front of the property, adequate amenity space will be retained.

No objections have been received from the local residents notified of this application however, it is not thought to impact the residential amenity of surrounding residents as it won't overshadow the neighbours gardens or houses due to the distances between the properties.

Although the proposal would be visible in the street scene, the development benefits the needs of a disabled user residing at the property and requires access to and from the property, therefore 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.

Design and Appearance

The proposed access step lift is of a standard design and in terms of the proposed materials and finishes it is intended to use painted silver, stainless steel handrails (silver in colour). A materials condition has been attached to ensure that the specified materials are adhered to, and is in keeping with the character of the street scene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

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 ramp and handrails would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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 on 21st December 2022 Existing and Proposed Plans and Elevations

Received on 21st December 2022 Design and Access Statement

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/drawings 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

Flat 1, 95 Princess Road, Manchester, M14 4TH
95 Princess Road, Manchester, M14 4TH
59 Barnhill Street, Manchester, M14 4SX
55 Barnhill Street, Manchester, M14 4SX

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: SOUTH AREA