

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136289/FH/2023

Date registered valid: 16 February 2023

Proposal: Installation of replacement steps and handrails and formation of bin storage recessed area

Address: 5 Claygate Drive, Manchester, M9 6QH

Ward(s): Higher Blackley Ward

Applicant: Mr Ryan Lynch Northwards Housing

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 April 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 March 2023

Standard consultations:

Printed: 2 March 2023 Expired: 23 March 2023

Neighbour notifications

Printed: 2 March 2023 Expired: 23 March 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: No

Tree Preservation Order: No

Description of area

The application site relates to 5 Claygate Drive within the Higher Blackley ward of north Manchester. The property relates to a terraced, two storey dwellinghouse with a mixture of cream and pebble dashed render to the front elevation. The property sits at an elevated position from the street, with steps leading up to the front door to a front porch/ outrigger to the front of the property. Further amenity space is sited to the rear of the property in the form of a grassed and paved garden area.

Description of development

The application seeks planning permission for the installation of replacement steps and handrails and formation of bin storage recessed area.

The existing steps would be broken out and replacement steps would be installed with the step rise to be split evenly across the steps. The steps would be made of concrete paving to match existing. In addition to the existing metal railings at the site, handrails would be installed along the entrance door and extending the length of the steps, as well as a grab rail. This would be made of a mild steel tubular handrails, which are zinc primed and black powder coated. The bin

storage recessed area would be created for easier movement/ storage and would be made of precast concrete slab to match the stair treads, with dimensions of 1485 x 800mm.

Planning history

094320/FO/2010/N1- 1/7 Gaston And Bushgrove Walk, 5/7 Desmond Walk, 1/15 Claygate Drive And Houses On Croxdale, Bushnell, Ilminster, Kibworth, Crossmead, Aberdare, Chilcombe And Gateside Walk, Higher Blackley- Elevational alterations to front elevation and porches of houses to include rendered finish to external walls.

Approved 6 January 2011.

065016/VO/NORTH1/02- Eastlands Estate, Blackley- CITY COUNCIL DEVELOPMENT Environmental improvements including new 1.1m high front garden boundary railings and replacement of existing rear garden boundaries with 1.8m high walls and timber panels, and provision of in-curtilage parking.

Approved 24 June 2002.

063272/XO/NORTH1/01-Land at Brockford Drive, Crossmead Drive, Claygate Drive, and Eastlands Road, Blackley- CITY COUNCIL DEVELOPMENT Erection of 40 dwellinghouses and provision of new front boundary treatments, off street car parking, front and rear garden extensions to existing gardens and the provision of a play area.

Approved 15 November 2001.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted on the proposal and had no comments to make regarding the scheme.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time

to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.

ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the installation of replacement steps and handrails and formation of bin storage recessed area. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families, including disabled access needs. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed works would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

The purpose of the proposal is to create a front amenity space which is more accessible to the disabled resident living at the property; the steps would be easier to navigate, the handrails would help with stability and the bin storage would be recessed and levelled so that it is easier for the resident to get bins in and out of the space.

The proposal would not dramatically alter from the appearance of the front amenity space as existing and due to the front porch positions of neighbouring properties, immediate neighbours along Claygate Drive would not be negatively impacted by the proposal. Properties opposite the applicant site would not be impacted by the proposal.

Design and Appearance

The steps would be made of concrete paving, the handrail would be zinc primed and would be black powder coated and the recessed bin storage area would be made of concrete paving. As such, the materials would match where appropriate and are therefore considered acceptable. A materials condition to this effect would be attached to any approval granted. The colouration of the handrails (black) are considered appropriate and would be conditioned to ensure the colouration is in keeping with the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Car Parking

Car parking would be unaffected by this proposal.

Refuse Storage

Refuse storage would be improved at the site for the user and is therefore considered acceptable.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area and would improve the quality of life for the disabled resident.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, have requested further information and appropriate conditions to the approval have also been attached.

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, stamped as received by the City Council as Local Planning Authority on 16 February 2023.

-Drawing- Existing & Proposed- Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 16 February 2023.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 16 February 2023.

-Drawing- Bin Store Recess Section, stamped as received by the City Council as Local Planning Authority on 21 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 Manchester Core Strategy.

3) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The proposed handrails shall be black in colouration.

Reason - To ensure that the colour and appearance of the proposed handrails and reconfigured steps are in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

5 Croxdale Walk, Manchester, M9 6QF
5 Gaston Walk, Manchester, M9 6QD
7 Claygate Drive, Manchester, M9 6QH
3 Croxdale Walk, Manchester, M9 6QF
7 Gaston Walk, Manchester, M9 6QD
3 Gaston Walk, Manchester, M9 6QD
3 Claygate Drive, Manchester, M9 6QH

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA