

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135240/FH/2022

Date registered valid: 28 October 2022

Proposal: Installation of step lift to front of property, with associated steps, retaining wall and gate posts

Address: 54 Booth Hall Road, Manchester, M9 7BL

Ward(s): Charlestown Ward

Applicant: Anne Marie Scott 54 Booth Hall Road, Manchester, M9 7BL

Agent (if any): Mr Sean Brockbank Design Line Huddersfield Ltd. 62 Tom Lane, Crosland Moor, Huddersfield, HD4 5QQ

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

Recommendation: Approve

Date of recommendation: 15 December 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 August 2022 (134442/FH/2022)

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 31 October 2022 Expired: 21 November 2022

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 54 Booth Hall Road within the Charlestown ward of north Manchester. The application site is a two storey, terraced, red brick property. The property sits at an elevated position and is accessible by stepped access. 54 Booth Hall Road is characterised by a paved front amenity space with a flower bed with hedges surrounding, and a ginnel to access the rear amenity space. The rear amenity space consists of further hardstanding.

Description of development

The submitted application seeks planning permission for the installation of step lift to front of property, with associated steps, retaining wall and gate posts.

It appears as though this application is a duplicate of the recently approved 134442/FH/2022 (approved 15 September 2022). The agent was asked the reason for the new application as it appears as though the agent is different to the original. The agent was unaware of the already approved application but asked for this application to be determined in its own right and not withdrawn.

The step lift would be a Pollock Independence 3m step lift and the agent provided a specification of the step lift as part of the information submitted for assessment. The step lift would have an upper and lower gate, platform size 800mmx1400mm, SWL 500kg. In addition, the top landing would have dimensions of 1900x2618mm and the lower level landing would have dimensions of 1800x1718mm, which would be brick and flagged.

The steps to be erected would be brick and flag steps, minimum 900mm wide with 300mm goings and max 170mm risers.

Galvanised steel balustrade type railings would be installed to all exposed sides of upper level and steps. They would be painted black, 1100mm high on the upper level, 900mm high to sides of steps, 90mm max gap between vertical rails.

In addition, the garden would be excavated and a 215mm new thick brick retaining wall would be built.

Two new gate posts would be installed approximately 1500mm apart and a new pair of 900x900mm high timber gates would be installed.

Materials to be used include:

- facing bricks for new steps, wall and landing platform
- Concrete flagged access steps and entrance point Cast Concrete lift base
- Galvanised metal handrails and guardrails with metal balustrading to be finished in black.

Planning history

134442/FH/2022- Installation of step lift to front of property.
Approved 15 September 2022.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

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 step lift to front of property, with associated steps, retaining wall and gate posts. This is considered acceptable in principle as many people prefer to alter 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 dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

The step lift would be positioned within the front amenity space and as such would be visible from Booth Hall Road and by the immediate neighbours, especially given the low boundary treatment between the neighbouring properties creating an open nature across the front amenity space. However, the step lift would be positioned approx. 3.1 metres from the shared boundary with no.56 Booth Hall Road with the associated steps in between and as such, impacts would be minimised. This is also the case for no.52 Booth Hall Road which would be sited 3.9 metres from the proposal, with a hedge separating the two. As such, the proposal would not create an overbearing feature for the adjoining neighbours. The proposal would be visible within the streetscene, however as the property looks onto the amenity space of no.37 Booth Hall Road and no.2 The Quadrant, rather than directly onto the properties, impacts to those neighbours' opposite would be minimal. In addition, the step lift would allow the disabled user to easily access the property and in this case the need of the disabled user outweighs the potential harm to visual amenity, pursuant to Policy DC1.5 of the UDP. No impacts would occur in terms of loss of light and overshadowing nor privacy or overlooking implications.

The erection of the steps, remaining wall and gate posts to support the proposal would not create any adverse impacts in terms of visual/residential amenity. The insertion of galvanised steel balustrade type railings to all exposed sides of upper level and steps would be 1100mm high on the upper level and 900mm high to sides of steps, with 90mm max gap between vertical rails. The introduction of the handrails would not create any adverse implications to the neighbouring properties and would be similar to those already at the site.

Design and Appearance

Materials to be used are listed above. The materials are considered appropriate for the proposal and a materials condition would be attached to any approval granted to ensure the materials are adhered to. This would also condition the specification of the step lift, a Pollock Independence 3 metre step lift.

Galvanised steel balustrade type railings would be installed to all exposed sides of upper level and steps. They would be painted black, 1100mm high on the upper level, 900mm high to sides of steps, 90mm max gap between vertical rails. The handrails shall be conditioned to be powder coated galvanised steel and shall be conditioned black to ensure the materials and colouration are 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.

The erection of the steps, remaining wall and gate posts to support the proposal are considered appropriate in design and appearance to support the installation of the step lift and provide another means of access into the property without having to use the step lift.

Considering the constrained nature and topography of the front amenity space for the property, a step lift would be considered the most appropriate form of level access. A ramp would either extend into the public footpath or would encompass the majority of the front amenity space. As such, the step lift is considered appropriate in its size, setting and form, pursuant to Policy DC1.2 of the UDP. The proposal is considered appropriate for its setting and follows the advice of DDA2 at the same time as considering Building Regulations Part M. DDA2 offers a practical approach to inclusive design and ensures that the adaptations proposed are accessible in nature but relates to public buildings only.

Bin storage

Bins could not be located at the time of the site visit and as such are assumed to be unaffected by the proposal.

Car parking

Although the pavement in front of the front amenity space is dropped, no provision is made to park cars off street. As such, car parking would be unaffected by the proposal.

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, whilst benefitting the needs of the disabled resident.

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.

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 20 October 2022.

-Drawing- Existing & Proposed- Layout, Elevation & Block Plans, numbered 01, stamped as received by the City Council as Local Planning Authority on 20 October 2022.

-Supporting Information- 3m Steplift, stamped as received by the City Council as Local Planning Authority on 20 October 2022.

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 within the Application Form and Supporting Information- 3m Steplift, 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 made of galvanised powder coated steel and shall be painted black.

Reason - To ensure that the colour and appearance of the proposed handrails and access ramp is 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

37 Booth Hall Road, Manchester, M9 7BJ
9 Penistone Avenue, Manchester, M9 7BN
19 Penistone Avenue, Manchester, M9 7BN
13 Penistone Avenue, Manchester, M9 7BN
4 The Quadrant, Manchester, M9 7AZ
2 The Quadrant, Manchester, M9 7AZ
58 Booth Hall Road, Manchester, M9 7BL
56 Booth Hall Road, Manchester, M9 7BL
52 Booth Hall Road, Manchester, M9 7BL
50 Booth Hall Road, Manchester, M9 7BL
17 Penistone Avenue, Manchester, M9 7BN
15 Penistone Avenue, Manchester, M9 7BN
11 Penistone Avenue, Manchester, M9 7BN

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