

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134380/FO/2022

Date registered valid: 14 July 2022

Proposal: Installation of access ramp to front elevation with associated handrails

Address: 12 Corringham Road, Manchester, M19 2RG

Ward(s): Levenshulme Ward

Applicant: Mr Neil Brickles Unit 1, Poland Street, M4 6AZ

Agent (if any): Mr Neil Brickles Manchester City Council Unit 1 Poland Industrial Estate, Poland Street, Manchester, M4 6AZ

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 August 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 July 2022 Expired: 11 August 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:

Tree Preservation Order:

Description of site / building / area

The application site relates to a two storey, semi-detached dwellinghouse with an existing single storey flat roof side extension, which is flush with the front and rear building lines of the original dwellinghouse, and projects along the common shared boundary with no. 14 Corringham Road . The property is of predominantly red brick masonry construction, with tiled, gabled roof, incorporating a buff render to the first floor façade.

The property benefits from amenity space along the front and rear elevations only, and a gated front driveway for off road parking.

The application property is adjoined on all sides by similar dwellinghouses.

Description of development

Consent is sought for the proposed installation of access ramp to front elevation with associated handrails.

Clarification was sought regarding the proposed colouration of the handrails. It has been confirmed the handrails would be painted black, (dated 31/08/2022).

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

The proposal would involve elevational alterations comprising of a proposed new gated access adjacent to the common shared boundary with no. 10 Corringham Road, which would be approximately 1100mm wide, and would not exceed the height of the existing front boundary treatment. The proposed gate would be in-ward opening. The proposed access ramp with handrails, would be sited from the proposed gated access, along the existing common shared boundary fence with no. 10 Corringham Road and returning along the front elevation of the dwellinghouse to the front entrance

The proposed ramp with handrails would maintain a proposed width of approximately 1200mm, and a maximum height of approximately 1270mm. Proposed materials and finishes would comprise of Concrete Style Ramp with colour coated handrails finished in black.

Consultations & Notification Responses

1. Local residents/public opinion

No objections, comments or representations received.

POLICIES

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:

- 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.

- o Policy DC1 for Residential Extensions is still considered of relevance.
- 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, clarification was sought regarding the proposed colouration of the handrails, and clarification subsequently provided, (dated 31/08/2022).

Principle

The submitted application is for the proposed installation of an access ramp to the front the dwellinghouse. The proposal would benefit 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 with associated handrails)

- The proposed access ramp with handrails would be located in front of the existing front door and run across a significant width of the front façade of the dwellinghouse. However, there still remains a sizable area of amenity space to the front of the house. The proposed access ramp with associated handrails would be a prominent feature within the street scene. However, although the proposal will be highly visible in the street scene, the development would benefit

the needs of a disabled user residing at the property, on balance, it is considered that the level of visual intrusion within the streetscene is outweighed by the benefit of improved access. In addition, the proposed elevational alterations, involving a new gated access within the front boundary treatment is considered acceptable as it would not present any significant adverse impact to residential or visual amenity, 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 associated handrails is of a standard design and appearance. Clarification was sought regarding the proposed colouration of the handrails. It has been confirmed the handrails would be painted black, (dated 31/08/2022). Therefore, it is considered acceptable in design terms. However, a materials condition has 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. Refuse bins can still be stored within curtilage, screened behind boundary treatment.

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).

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

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. In this instance, clarification was sought regarding the proposed colouration of the handrails, and clarification subsequently provided, (dated 31/08/2022). 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. The local planning authority had no concerns to raise with the agent but have attached the relevant conditions.

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:

- Application for Planning Permission form, received by the City Council as the Local Planning Authority on 2 August 2022.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 14 July 2022.
- Design and Access Statement, received by the City Council as the Local Planning Authority on 14 July 2022.
- Proposed GROUND FLOOR LAYOUT PLAN, received by the City Council as Local Planning Authority on 14 July 2022.
- Proposed ELEVATIONS, received by the City Council as Local Planning Authority on 14 July 2022.
- Correspondence dated 31/08/2022.

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 on the development hereby permitted shall match those as stated in correspondence dated 31/08/2022 from the planning agent , 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

11 Corringham Road, Manchester, M19 2RG
9 Corringham Road, Manchester, M19 2RG
7 Corringham Road, Manchester, M19 2RG
14 Corringham Road, Manchester, M19 2RG
10 Corringham Road, Manchester, M19 2RG

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA