

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134341/FH/2022

Date registered valid: 11 July 2022

Proposal: Installation of access ramp to the rear of the property

Address: 1 Pitman Close, Manchester, M11 2BQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mrs Paula Mackinnon Mack 4 Limited on Behalf Of One Manchester Ltd 52 Cornwall Street, Openshaw, Manchester, M11 2PS

Agent (if any): Mrs Paula Mackinnon Mack 4 Ltd 52 Cornwall Street, Openshaw, Manchester, M11 2PS

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 Householder Application

Development type: Householder

Date of site visit: 26 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 July 2022 Expired: 8 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 relates to 2 storey, red-brick facing, end-of-terrace dwellinghouse at the junction of Pitman Close and Windermere Close, which is within a predominantly residential area of the Clayton and Openshaw ward of Manchester. The application property benefits from amenity space to the front and rear elevations only, including boundary treatment, approximately 1.8 metres high around the perimeter of the rear boundary. The front amenity space is relatively small, approximately (1.6 metres deep x 7.3 metres wide), comparably, the rear amenity space is significantly larger, approximately (7.8 metres deep x 7.3 metres wide). There is an existing outbuilding along this elevation (annotated as 'timber shed' on the submitted information) which is sited along the common shared boundary with no. 3 Pitman Close and the rear boundary wall of the application site. This built form measures approximately, (5.8 metres deep x 3.6 metres wide), whilst retaining a separation distance of approximately 2.2 metres from the rear building line of the application building, and approximately 3.3 metres from the existing boundary wall along Windermere Close elevation. In addition, there is a further outbuilding, (annotated as 'store' on the submitted information), it is sited along the side boundary (Windermere Close elevation) and in-part forms part of the boundary treatment along this elevation and the rear boundary treatment. This built form measures approximately, (2.0 metres deep x 1.0 metres wide), whilst retaining a separation distance of approximately 2.3 metres from the existing 'timber shed', and approximately 5.8 metres from the rear building line of the application

building. The height of the two outbuildings marginally exceeds the height of the existing boundary wall. The rear amenity space incorporates a fully paved patio area in conjunction with a gated access along this elevation to access a public footpath immediately behind the rear boundary wall.

Description of development

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

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

The proposal would incorporate elevational alterations, involving widening the existing gated access in the rear boundary treatment approximately, (900mm wide); and including the replacement of the existing patio doors with a single opening door, approximately, (900mm wide) and a window along the ground floor rear elevation.

The proposed access ramp with handrails, would be placed centrally in front of the proposed 900mm wide doorway, and would project approximately 4500mm into the rear garden and maintaining a proposed width of approximately 1200mm x maximum height approximately 1115mm. The ramp would be installed at a proposed gradient of 1:12. Proposed materials and finishes would comprise of 600mm x 600mm concrete paving flags and prefabricated handrail 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.

- Policy DC1 for Residential Extensions is still considered of relevance.
- 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

Principle

The submitted application is for the proposed installation of and access ramp to the rear of the dwellinghouse. 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 to rear of property with handrails, including elevational alterations) - In light of the existing context with existing significant built form to the rear of the application site, and the rear garden being bounded by a high brick wall (1.8m) to the boundaries adjoining the street the proposal would not lead to the creation of a prominent feature the streetscene. The proposed development would benefit the needs of a disabled user residing at the property who requires access to and from the property. It is considered that the proposal can be accommodated in this location, in this instance. In addition, the proposed elevational alterations, involving widening the existing gated access along the rear boundary treatment approximately, (900mm wide); including, replacement of the existing double patio doors, with a single opening door, approximately, (900mm wide) and a window along the ground floor rear elevation are considered acceptable as they would not present any significant adverse impact to residential or visual amenity.

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. 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 of the dwellinghouse, 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

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 11 July 2022.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 11 July 2022.
- Existing & Proposed REAR GARDEN LAYOUT PLAN, Drawing No:169-001, Revision: A, received by the City Council as Local Planning Authority on 11 July 2022.

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 external facing 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

3 Pitman Close, Manchester, M11 2BQ

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA