

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133651/FH/2022

Date registered valid: 17 May 2022

Proposal: Installation of Steplift to front of the dwellinghouse with associated handrails

Address: 45 Slade Grove, Manchester, M13 0QF

Ward(s): Longsight Ward

Applicant: Mrs Rowsonara Begum 45 Slade Grove, Manchester, Manchester, M13 0QF

Agent (if any): Mr Brian Taylor Manchester Services for Independent Living - MSIL
Poland Street 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: 4 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 June 2022

Standard consultations:

Printed: 20 May 2022 Expired: 10 June 2022

Neighbour notifications

Printed: 20 May 2022 Expired: 10 June 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 a ground floor, bay fronted, end-of-terrace dwellinghouse in a row of similar properties in Longsight ward, with alleyways along the side and rear of the property. The immediate area is residential in character, although to the west of the site, along Hamilton Road and to the east of the site along Slade Lane comprises a mix of uses. The application property benefits from amenity space to the front and rear. At the time of the officer's site visit, it was noted the front amenity space was wholly hard surfaced, with a stepped access to the front door.

Description of development

The submitted proposal relates to installation of a step lift to front of the dwellinghouse with associated handrails.

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

The proposal would involve introducing a Pollock Classic Independence step lift which would be placed externally on the building, across the width of the existing front door. The proposed

structure would measure approximately, (2260mm length x 980mm width x 1859mm maximum height). In terms of materials it is intended to use stainless steel and toughened glass.

The proposal would also comprise of elevational alterations to the existing front boundary wall involving the widening of the existing gated access and the introduction of a new gated access, both would open inwards. In addition, it is also proposed to demolish the existing structure along the rear ground floor elevation projecting off the kitchen.

Consultations & Notification Responses

1. Local residents / public opinion

No objections, comments or representations were received.

2. Highways

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

The existing boundary treatments are to be retained and therefore Highways accept no adverse implications in terms of sight lines and visual permeability.

Highways have no objections to the proposed development in principle, subject to the proposed step lift being DDA compliant.

3. HS2

It has been advised that the majority of the red line boundary falls within sub surface safeguarding. However, having reviewed the plans associated with the proposal it is unlikely to impact HS2 works in that location, therefore HS2 Ltd have no objection to the proposed development.

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. The following saved policies are still considered of relevance.

- Policy DC1 - Residential Extensions.
- Policy DC1.5 - relating to applications from disabled people who may require particular adaptations to their homes.
- Policy DC26.1 - The proximity of the site to residential uses has necessitated the consideration of the impact of noise, attributable to the development, on people living and working nearby.

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 proposal is to facilitate the accessible requirements of an occupier residing at the property and 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 Step lift to front of the dwellinghouse with associated handrails) - There is an existing raised stepped access to the front entrance door. It is intended to undertake the proposed works in the same location, although the proposed steplift would be slightly larger in terms of size, scale and prominence. However, it is considered that the proposed step lift would not be overly prominent in visual terms in the streetscene, due to the existing boundary treatment, and screening due to the siting of no.95 Hamilton Road. Therefore, it is considered that the proposed development would not pose a significant adverse impact to residential amenity, nor is it considered that the proposed scale along the street streetscene would be significantly intrusive. Therefore, on balance it is considered that the proposal would represent a proportionate addition to the existing house. Furthermore, although the proposed step lift will 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, and therefore on balance, the proposal is considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and saved Policies DC1, DC15 and DC26.1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed Pollock Classic Independence step lift is of a standard design and appearance and as specified in submitted information. However, a materials condition has also been attached to ensure that materials are adhered to, pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 and DC15 of the Unitary Development Plan.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

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, DC15 and DC26.1 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 local planning authority on 29 April 2022.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 29 April 2022.
- Supporting Information / QUOTATION, received by the City Council as the Local Planning Authority on 29 April 2022.

- Existing Floor Plans received by the City Council as the Local Planning Authority on 29 April 2022.
- Existing Elevations received by the City Council as the Local Planning Authority on 29 April 2022.
- Proposed Elevations received by the City Council as the Local Planning Authority on 29 April 2022.
- Proposed Floor Plans received by the City Council as local planning authority on 17 May 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

Highway Services
High Speed Two (HS2) Limited

46 Slade Grove, Manchester, M13 0QF
38 Clitheroe Road, Manchester, M13 0GE
91 Hamilton Road, Manchester, M13 0AE
42 Slade Grove, Manchester, M13 0QF
41 Slade Grove, Manchester, M13 0QF
101 Hamilton Road, Manchester, M13 0AE
99 Hamilton Road, Manchester, M13 0AE
93A Hamilton Road, Manchester, M13 0AE
93 Hamilton Road, Manchester, M13 0AE
97 Hamilton Road, Manchester, M13 0AE
95 Hamilton Road, Manchester, M13 0AE
44 Slade Grove, Manchester, M13 0QF
43 Slade Grove, Manchester, M13 0QF
42 Clitheroe Road, Manchester, M13 0GE
40 Clitheroe Road, Manchester, M13 0GE

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: NORTH