

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134331/FO/2022
Date registered valid: 11 July 2022
Proposal: Installation of dropped kerb
Address: 168 Parrs Wood Road, Manchester, M20 4RG
Ward(s): Withington Ward

Applicant: Mrs Mi Sook Lee, 168 Parrs Wood Road, Manchester, M20 4RG
Agent (if any):
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 05.09.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 August 2022

Standard consultations:

Printed: 19 July 2022 Expired: 9 August 2022

Neighbour notifications

Printed: 19 July 2022 Expired: 9 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application property is a two storey brick built semi-detached residential dwellinghouse located on Parrs Wood Road to the south of its junction with Heyscroft Road, the property benefits from a block paved driveway to the front with a timber fence to the property frontage.

Description of development

The proposals are for the installation of a dropped kerb to serve the driveway to Parrs Wood Road, consent for the dropped kerb and access is required as Parrs Wood Road is a classified road. A number of adjacent properties have had dropped kerbs installed to serve driveways to properties.

Consultations & Notification Responses

Neighbouring properties were notified of the application, no responses were received.

MCC Highways Services - In order to access the driveway, at 168 Parrs Wood Road, a new dropped kerb will be required on the adopted highway. The driveway will need to be constructed in accordance with MCC standards and under a Section 184 vehicle crossing licence/agreement. Details of this to be contained in an informative.

The location of the dropped kerb is considered acceptable, submitted plans confirm that the opening to the driveway provides a minimum clearance of 3m to facilitate vehicle access which is acceptable.

If gating is proposed at the entrance this should be inwardly opening or operate on a sliding mechanism to prevent obstruction on the highway. The applicant should be advised that any boundary treatments fronting the adopted highway should be no greater than 0.6m in height to ensure visual permeability.

Policy

Policies National Planning Policy Framework - July 2021

The NPPF sets out the Government's priorities for the Planning system and is a material consideration in the decision-making process. It places emphasis on the three strands of sustainable development and its social, environmental and economic functions.

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the following principles and the need to:

ii. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The 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. Policies of relevance to this application are:

Policy DM1 - Development Management

All development should have regard to the following specific issues relevant to this application:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

Issues

Principle

It is considered that the main issue associated with this application is parking provision. The principle is considered acceptable.

The application is seeking approval to enable the provision of a vehicular cross over to access the paved element of the front garden. The dwellinghouse fronts onto Parrs Wood Road, which is a north south route serving a predominantly residential area. The particular property types on this part of Parrs Wood Road were generally constructed without off street car parking provision but overtime occupiers have adapted their front garden areas to provide driveways and off street car parking. A significant number of nearby similar properties have existing dropped kerbs and similar arrangements to those proposed as part of this application.

In regard to the proposed dropped kerb, it is acknowledged that in regard to the off street parking provision, it is typically preferred that vehicles access and egress whilst remaining in a forward gear. It is, however, considered acceptable on this occasion given the precedent set by adjacent properties which also rely on vehicles accessing/egressing in reverse gear and have dropped kerbs to facilitate this approach.

Work to provide the dropped kerb would be undertaken by the Highways Authority and to their standard. Highways has assessed the application and has no objection to the creation of a vehicle crossing and informative are proposed to confirm this process together with the requirements for inward opening gates and that these are not in excess of 1 metre in height when adjacent the highway without planning permission having been granted.

No trees are affected by this proposal.

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

No significant issues have arisen during consideration of this application and a decision has been issued within statutory timescale's.

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 application forms, drawings and documents as received by the City Council as local planning authority on the 11th 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.

Informatives

1) In order to access the driveway, at 168 Parrs Wood Road, a new dropped kerb will be required on the adopted highway. The driveway will need to be constructed in accordance with MCC standards and under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). A dropped crossing application can also be processed via the following online link:

https://secure.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

2) If any vehicle or pedestrian gates or other boundary treatment are to be installed to the property's frontage boundary then any gates would need to be inward opening only and be no higher than 1 metre from ground level. Any boundary treatment or gate higher than this and adjacent the highway would require planning permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services

155 Parrs Wood Road, Manchester, M20 4RS

170 Parrs Wood Road, Manchester, M20 4RG

Flat Above, 164 - 166 Parrs Wood Road, Manchester, M20 4RQ

1 Heyscroft Road, Manchester, M20 4XN

71 Southlea Road, Manchester, M20 4TH

19 Newstead Avenue, Manchester, M20 4UQ

17 Newstead Avenue, Manchester, M20 4UQ

68 Southlea Road, Manchester, M20 4TD

164 - 166 Parrs Wood Road, Manchester, M20 4RQ

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

Area Team Boundary - Name: SOUTH AREA