

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133304/FH/2022

Date registered valid: 26 April 2022

Proposal: Installation of access ramp to rear of property with associated handrail

Address: 1A Wembley Road, Manchester, M18 7PG

Ward(s): Longsight Ward

Applicant: Mrs Paula Mackinnon Mack 4 Limited 52 Cornwall Street, Manchester, M11 2PS

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

Case officer: Harriet Aidoo
Tel: 0161 234 4532
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Recommendation: Approve

Date of recommendation: 20 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 April 2022 Expired: 19 May 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

This application relates to a red-brick detached bungalow at the head of a turning circle on Wembley Road, which is in a predominantly residential area of the Longsight ward of Manchester.

The application property benefits from amenity space to the front, side and rear elevations, including boundary treatment approximately 1.8 metres in height along the side and rear elevations. The site also accommodates off-street car parking.

The front and side amenity space - (adjacent to the public foot path - Cadrium Walk elevation) incorporates a tarmac driveway, grass, paved walkway, and a canopy roof covering above the front door. The rear and side amenity space - (adjacent to rear of those properties along Collin Avenue) incorporates a fully paved rear garden, grass and a paved walkway. The depth of the existing rear garden is approximately 4600mm.

Description of development

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

Clarification was sought regarding the maximum proposed height of the handrail. It has been confirmed that it would not exceed 1000mm, (dated 20/06/2022).

The proposed disabled access ramp with handrails and associated turning circles, would measure approximately maximum (Length 3000 + 4200 + 2400mm x Width 1200mm and 2100mm x Height 1000mm). It would be sited along the rear building line of the original dwellinghouse and existing roof canopy above front door. 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:

- o Chapter 8: Promoting healthy and safe communities.
- o 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:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)

- o 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 maximum proposed height of the handrail. It has been confirmed that it would not exceed 1000mm, (dated 20/06/2022).

Principle

The submitted application is for the proposed installation of disabled access ramp to the rear of the dwellinghouse. 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 (proposed access ramp with handrails) - The proposal would be located to the rear of the property and sited along the rear façade of the dwellinghouse. Much of the rear amenity space will be used to enable the access ramp, handrails and associated turning circle to be accommodated. However, there still remains a sizable amenity space along the front and side elevation of this detached bungalow and therefore on balance it is considered that the proposal would represent a proportionate addition to the existing house. In addition, the proposal would not be a prominent feature within the character of the street scene as it would be along the rear elevation and would be screened behind boundary treatment, approximately

1.8 metres high. Furthermore, it is considered that as the development benefits the needs of a disabled user residing at the property who requires access to and from the property, and on balance, the proposal is considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and saved Policy DC1 of the Unitary Development Plan.

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 with a black finish. Therefore, it is considered acceptable in terms of design. However, a materials condition has been attached to ensure that materials and colouration 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 and DC18 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 maximum proposed height of the handrail. It has been confirmed that it would not exceed 1000mm, (dated 20/06/2022). 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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 23 March 2022.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 26 April 2022.
- o Existing & Proposed GARDEN LAYOUT PLAN, Drawing No. 150-001, received by the City Council as Local Planning Authority on 23 March 2022.
- o Existing BOUNDARY LAYOUT, Drawing No. 163-002, received by the City Council as Local Planning Authority on 26 April 2022.
- o Proposed BOUNDARY LAYOUT, Drawing No. 163-003, received by the City Council as Local Planning Authority on 26 April 2022.
- o Correspondence dated 20/06/2022.

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 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 policies DM1 and SP1 of Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

19 Collin Avenue, Manchester, M18 7PT
19C Collin Avenue, Manchester, M18 7PT
51 Collin Avenue, Manchester, M18 7QB
43 Collin Avenue, Manchester, M18 7QB
37 Collin Avenue, Manchester, M18 7QB
31 Collin Avenue, Manchester, M18 7QB
25 Collin Avenue, Manchester, M18 7QB
2B Wembley Road, Manchester, M18 7PQ
2A Wembley Road, Manchester, M18 7PQ
19B Collin Avenue, Manchester, M18 7PT
19A Collin Avenue, Manchester, M18 7PT
53 Collin Avenue, Manchester, M18 7QB
49 Collin Avenue, Manchester, M18 7QB
47 Collin Avenue, Manchester, M18 7QB
45 Collin Avenue, Manchester, M18 7QB
41 Collin Avenue, Manchester, M18 7QB
39 Collin Avenue, Manchester, M18 7QB
35 Collin Avenue, Manchester, M18 7QB
33 Collin Avenue, Manchester, M18 7QB
29 Collin Avenue, Manchester, M18 7QB
27 Collin Avenue, Manchester, M18 7QB
23 Collin Avenue, Manchester, M18 7QB
21 Collin Avenue, Manchester, M18 7QB
3 Wembley Road, Manchester, M18 7PG
1 Wembley Road, Manchester, M18 7PG

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
Area Team Boundary - Name: NORTH