

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145149/FH/2026
Date registered valid: 9 February 2026
Proposal: Installation of a Step Lift to the rear access of the property.
Address: 5 Elmsworth Avenue, Manchester, M19 3NS
Ward(s): Levenshulme Ward

Applicant: Mr Shawkat Ali
Agent (if any): Mr Richard Harris, Manchester City Council
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 1 April 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 March 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 February 2026 Expired: 9 March 2026

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 site / building / area

The application relates to no. 5 Elmsworth Avenue, an end terrace dwellinghouse within a residential setting of Levenshulme ward.

The pre-existing contextual relationship involves the dwelling's front door along Elmsworth Avenue (eastern elevation), whilst the other houses along the row face Delamere Road (southern elevation). Given this pre-existing contextual relationship, the existing amenity appears to be along the (southern elevation), (eastern elevation) and (northern elevation) of the application site.

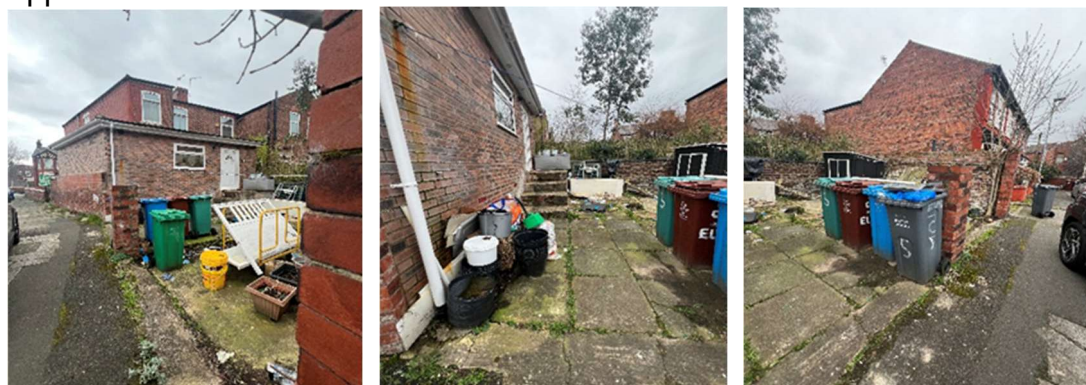


Figure 1. (Site visit 02.03.2026)

Site history

- 123363/FH/2019 - Part retrospective application for the erection of single storey side and rear extension to form additional living accommodation. Approved 14.10.2019

Description of development

The submitted plan relates to the proposed installation of a mechanical bridging step lift along the (northern elevation) of the application site, together with associated works involving proposed enlargement of existing combined stepped access and concrete landing area with improvements to stepped access, replacement of existing rear uPVC door with a low threshold uPVC door; together with new flagged area to create pathway to existing public footpath.

The proposed bridging step lift (to connect the lower level to the upper level) would be placed along the combined stepped access and enlarged concrete landing area, whilst maintaining a separation distance of approximately 2224mm from the common shared boundary to the back of pavement with Elmsworth Avenue. It would also maintain a separation distance of approximately 3707mm from the existing rear boundary wall and would measure approximately (1912mm deep x 999mm wide x 1170mm maximum height). As previously advised, the proposed associated works would involve an enlarged new concrete landing area - with the proposed height flush with the existing concrete landing area and measuring approximately (3000mm wide x 2000mm deep x 1008mm maximum height); together with improvements to stepped access, replacement of existing rear uPVC door with a low threshold uPVC door; together with new flagged area to create pathway to existing public footpath.

Consultations & Notification Responses

1. Local residents / public opinion

No objections, comments or representations were received.

POLICY

The following planning policies are materially relevant to the consideration of this planning application.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - Whilst the UDP has been superseded by the Core Strategy Development Plan, the following saved policy is still considered of relevance:

- Saved Policy DC1.1 and DC1.2 for Residential Extensions
- Saved 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:

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

Principle

The submitted plan is to facilitate the accessible requirements of an occupier residing at the property and therefore 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 (mechanical bridging step lift, together with associated works) - In the case of application, the submitted plan, together with associated works involving proposed enlargement of existing combined stepped access and concrete landing area with improvements to stepped access, replacement of existing rear uPVC door with a low threshold uPVC door; together with new flagged area to create pathway to existing public footpath has been duly considered; and therefore, in light of the pre-existing contextual relationship and the proposal being limited to the (northern elevation) of the application site, including the application

site along the junction of two highways - Elmsworth Avenue (to the eastern elevation) and Delamere Road (to the southern elevation), and due to the fact that the eastern elevation of the site is along a no-through-road, coupled with the existing combined stepped access and concrete platform area, together with the lack of boundary treatment in-part along the eastern elevation of the application, the proposal would be highly visible along the Elmsworth Avenue highway due to the layout of the site and position of the host building. However, although the proposed development would introduce built form along the (northern elevation) of the application site that would be larger in terms of size, scale and prominence; given the existing common shared boundary screening with no. 87 Delamere Road - which is in excess of 1.8 metres high, the alleyway along the (northern elevation) boundary, coupled with separation that would still be maintained from the boundaries, and from the highway, and from those properties along the eastern elevation; specifically nos. 40 - 44 Elmsworth Avenue, and due to the fact that it would face the blank gable of no. 7 Elmsworth Avenue, it is considered that the proposal is highly unlikely to present any significant adverse impact to residential amenity in terms of overbearing massing impact, nor is it considered that the proposed scale along the street scene would be unduly visually intrusive.

Moreover, although the proposal would be visible along the street scene, the proposed development benefits the needs of a disabled user residing at the property, who requires access to and from the property; and therefore, for these reasons and on balance, the proposed level of visual intrusion is outweighed by the benefit of improved access for the occupier.

It is however recommended that a further condition is attached the proposed concrete landing to be used for no other purposes other than as a means of access, escape in emergency or for maintenance of the building; pursuant with Core Strategy policies SP1, DM1, and saved Policies DC1.1, DC1.2 and DC1.5 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed mechanical bridging step lift, together with associated works outlined above would primarily be of a standard design and appearance, and therefore, it is not considered to be a significant departure from what would be expected for a development of this nature. 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 DC1.1, DC1.2, and DC1.5 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusion - On balance, and subject to planning conditions, the proposed development accords with Council policy and is therefore acceptable.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 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 09 February 2026.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 09 February 2026.
- Proposed Rear Layout Plan, received by the City Council as the Local Planning Authority on 09 February 2026.
- Proposed Rear Elevation and Proposed Side Elevation, received by the City Council as the Local Planning Authority on 09 February 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those as stated on the approved plans and specified documents.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) The concrete landing area hereby approved shall not be used for any other purpose other than as a means of access, escape in emergency, or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

87 Delamere Road, Manchester, M19 3NZ
7 Elmsworth Avenue, Manchester, M19 3NS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA