Planning

Growth & Development

Delegated officer report for planning application

Application no.	144820/FH/2025
Date registered valid:	22 December 2025
Proposal:	Installation of step lift to front
Address:	37 Victoria Avenue, Manchester, M9 6RA
Ward(s):	Higher Blackley Ward
Applicant:	Miss Rebecca Beech, Manchester Equipment and Adaptations (MEAP)
Agent (if any):	
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 5 January 2026 Expired: 26 January 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 a hip roof, detached dwellinghouse within a mixed use setting of Higher Blackley ward in north Manchester.

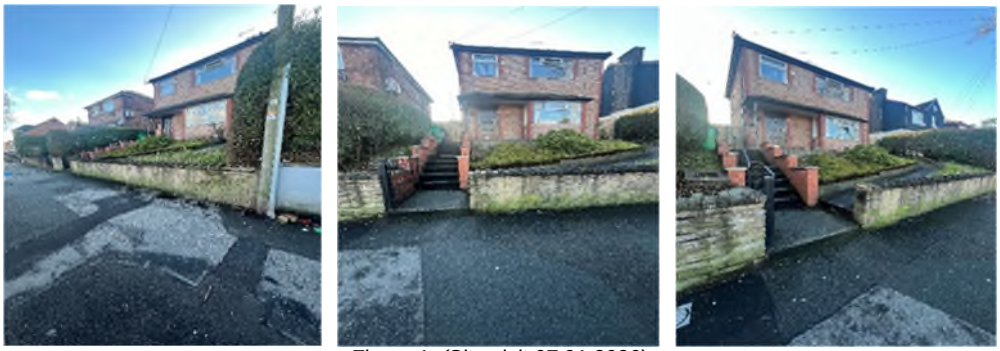


Figure 1. (Site visit 07.01.2026)

There is existing amenity space along the front side and rear, together with boundary treatment, whilst incorporating a gated side access.

The site is along a gradient, sloping down Victoria Avenue, and along a row of broadly similar properties which are sandwich along the western elevation by a medical centre, and along the eastern elevation by a dental practice and St Paul's C of E Church and Church Hall.

Given the nature of the application site, car parking is along the street and wheeled bins are stored within curtilage.

Site history

- No record.

Description of development

The submitted plan relates to the proposed installation of a: Pollock Platform 3M_ Step Lift, together with associated works to the front garden to facilitate the proposed mechanical step lift.

In the case of this application, clarification was sought from the planning agent regarding the initially submitted plan, as it was unclear if the existing front boundary wall to the right hand side of the existing boundary gate would in-part be removed. Revised plans were subsequently submitted, (dated, 02/02/2026). It has been confirmed that the existing boundary wall and gate to the back of pavement would be unaffected.

The proposed combined bridging step lift and associated platforms (to connect the lower level to the upper level) would be placed along the existing stepped access, whilst being set away approximately 338mm. It would also maintain a separation distance of approximately 3158mm from the existing front boundary wall and would measure approximately (1660mm deep x 1130mm wide x 1942mm maximum height on the lower level) and approximately (1500mm deep x 1130mm wide x 3913mm maximum height on the upper level).

The proposed associated works to the front garden would involve construction of a new garden retaining wall using bricks. The existing boundary wall and gate to the back of pavement would be unaffected.

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

In the case of this application, clarification was sought from the planning agent regarding the initially submitted plan, as it was unclear if the existing front boundary wall to the right hand side of the existing boundary gate would in-part be removed. Revised plans were subsequently submitted, (dated, 02/02/2026).

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 (Installation of mechanical step lift and associated works to the front garden to facilitate access) - In light of the pre-existing contextual relationship along the front garden, and with the application site along a gradient, coupled with the existing stepped access, the proposal would in-part be elevated above the existing front boundary treatment and would be highly visible from the Victoria Avenue highway due to the layout of the site and position of the premises. However, due the existing depth and width of the front amenity space, although the proposed development would introduce a built form along the front elevation that would be larger in terms of size, scale and prominence, given the separation that would still be retained from the side boundaries and the highway, it is considered that there would be no adverse impact to privacy and overlooking. The proposal is also 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; 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 associated works to the front garden would involve construction of a new garden retaining wall using bricks which would be consistent with the features of the host dwelling and the existing stepped access along the front garden, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. Additionally, the proposed Pollock Platform 3M_ Step Lift is primarily of a standard design and appearance and therefore this element of the proposed development 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 revised proposed development, (dated, 02/02/26) 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 polices 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

In this instance, clarification was sought from the planning agent regarding the initially submitted plan, as it was unclear if the existing front boundary wall to the right hand side of the existing gate would in-part be removed. Revised plans were subsequently submitted, (dated, 02/02/2026). 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 22 December 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 22 December 2025.
- Existing and Proposed Site Plan, received by the City Council as the Local Planning Authority on 22 December 2025.
- Proposed General Arrangements Floor Plan, received by the City Council as the Local Planning Authority on 22 December 2025.
- Proposed Plans and Elevations, received by the City Council as the Local Planning Authority on 02 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).

Appendix 1 – List of consultees & neighbours notified

Stonemount Dental Surgery, 35 Victoria Avenue, Blackley, Manchester, M9 6RA
39 Victoria Avenue, Blackley, Manchester, M9 6RA
31 Erskine Road, Manchester, M9 6RB
32 Victoria Avenue, Blackley, Manchester, M9 6QL
30 Victoria Avenue, Blackley, Manchester, M9 6QL
28 Victoria Avenue, Blackley, Manchester, M9 6QL
35 Erskine Road, Manchester, M9 6RB
33 Erskine Road, Manchester, M9 6RB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA