

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144688/FO/2025
Date registered valid: 4 December 2025
Proposal: Installation of access ramp to rear of property
Address: 39 Sherwell Road, Manchester, M9 8JA
Ward(s): Higher Blackley Ward

Applicant: Mr Sinisa Nedeljkovic MEAP
Agent (if any):
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 26 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 December 2025

Expired: 3 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: No

Tree Preservation Order: No

The application site relates to 39 Sherwell Road within the north Manchester ward of Higher Blackley. The application site relates to a semi-detached, red brick, two storey dwellinghouse characterised with a gable roof, front canopy and a single storey rear extension (see planning history for further details). Amenity space to the front of the property takes the form of a paved off street driveway and amenity space to the rear consists of as mix of hard and soft landscaping.

Description of area

The surrounding area is residential in nature, with open green space sited further south of Sherwell Road.

Description of development

The application seeks planning permission for the installation of access ramp to rear of property.

The ramp would extend from the previously approved single storey rear extension (see planning history for further details), allowing access to the rear garden from the extension.

The ramp would have a gradient of 1:12 with handrails throughout, a height at the largest point of 1.3 metres and a total length of approximately 4 metres.

The proposed ramp would be made of concrete flagged ramp with black metal handrails.

Other works which are shown on the plans but are not part of this application relate to the laying of permeable tarmac along the side and rear of the property, laying of 3x3 metre patio permeable surface (Marshalls Piora permeable block paving or equivalent) to the rear of the property, and the partial removal of soft landscaping to the front of the property and removal of gates to allow the widening of the existing front driveway.

Negotiations during the Course of the Application

Further information was supplied during the course of the application in respect of the proposed paving and where bins would be stored as a result of the proposal.

The scheme has been subsequently amended so that the proposed patio is sited 1.6 metres from the root zone of the tree that can be seen on site.

Planning History

142275/PDE/2025- Prior notification of proposed larger home extension projecting 4.6m to the rear with a maximum height of 3.9m and a height at eaves of 2.4m.
Approved 10 April 2025.

Consultations & Notification Responses

Local Residents

No responses were received from neighbouring properties.

MCC Neighbourhood Trees

The MCC Arboricultural Team were asked to consider any harm from the proposed to the existing tree on the site to the south east corner of the site. No response was received by the Team, however subsequently the scheme has been amended so that the proposed patio is sited 1.6 metres from the root zone of the tree.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11). Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:

- HC1: Planning for healthy communities (Chapter 16. Promoting health communities)
- DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

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

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;

e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the installation of access ramp to rear of property. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families, including disabled access needs. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As

the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

The proposal would allow the disabled applicant to have level access in and out of their property, in connection with the rear extension already built at the site, which offers the applicant further living space at ground floor level.

The height of the ramp would not block the view from the existing rear extension and so would not create an overbearing feature to the applicant.

The proposed ramp would run along the rear elevation of the host property and would not extend beyond the side elevations of such property. The ramp would be sited approx. 2.7 metres from the shared boundary with no.37 Sherwell Road and 3 metres from no.41 Sherwell Road. Given the existing timber fences separating each of the neighbours with the applicant site and given the ramp would have a height no more than 1.3 metres, the proposal would not give rise to any adverse amenity implications to the surrounding neighbours.

There would not be any neighbours to the rear to be adversely impacted.

The ramp has been designed so that the applicant could still utilise the rear amenity space at the site, especially with the proposed paving.

Overall, any impact in terms of adverse amenity implications- namely overbearing, loss of light or adverse privacy implications would be considered marginal. The scheme is considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Design and Appearance

The proposed design of the ramp is considered appropriate in size and form to ensure the applicant can access the rear garden through the rear extension.

As existing there is a difference in levels between the rear door and the garden of approximately 200mm. The total length of the ramp would be approximately 4 metres and the gradient would be 1:12. The gradient would adhere to Document M of the Building Regulations and would therefore be acceptable in size and form.

Materials to be used for the proposal would involve proposed concrete flagged ramp with metal safety railings, which would be painted black. The material and colouration of the associated handrails would be conditioned to be of a colouration which would not be out of keeping with the existing structures in surrounding residential properties. The use of a concrete flagged ramp is considered acceptable and would be conditioned accordingly within any approval granted.

In short, the proposal is appropriate in design and would ensure an appropriate addition to the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Car Parking

Other works which are shown on the plans but are not part of this application relate to the partial removal of soft landscaping to the front of the property and removal of gates to allow the widening of the existing front driveway. As the ramp is to be sited to the rear of the site, there would be no adverse implications in respect of car parking.

Refuse Storage

Space would be retained for bins to be stored within the rear amenity space of the site as a result of the proposal.

Existing Tree on the Site

The scheme has been subsequently amended so that the proposed patio is sited 1.6 metres from the root zone of the tree that can be seen on site. Such works close to the tree (paving) are not included within this application. For the avoidance of doubt, an informative in respect of tree works would be added to any approval granted.

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 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. In this instance officers have

worked with the applicant in a positive and proactive manner, issues outlined during the course of the application have been addressed and appropriate conditions to the approval have also been attached.

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:

-Location Plan, received by the City Council as Local Planning Authority on 4 December 2025.

-Application Form- V2, received by the City Council as Local Planning Authority on 13 January 2026.

-Drawing- Proposed- Elevations and Location Plan, received by the City Council as Local Planning Authority on 4 December 2025.

-Drawing- Proposed- Garden Boundary Plan- V2, received by the City Council as Local Planning Authority on 13 January 2026.

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 materials used in the external surfaces of the development hereby approved shall be as follows:

Ramp: Concrete flagged ramp

Handrails: Black galvanised powder coated steel handrails

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) The proposed handrails shall be made of galvanised powder coated steel and shall be painted black.

Reason - To ensure that the colour and appearance of the proposed handrails, access ramp and step lift is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Informatives

1) Tree Works:

All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

Appendix 1 – List of consultees & neighbours notified

41 Sherwell Road, Manchester, M9 8JA
37 Sherwell Road, Manchester, M9 8JA
1 Bodney Walk, Manchester, M9 8JY

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA