

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143963/FH/2025
Date registered valid: 12 September 2025
Proposal: Installation of mechanical step lift
Address: 16 Bennett Road, Manchester, M8 5DX
Ward(s): Crumpsall Ward

Applicant: Mr Mohammed Karim
Agent (if any): Mr Shaun Stephenson Manchester City Council
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5 November 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 October 2025

Standard consultations:

Printed: 23 September 2025

Expired: 14 October 2025

Neighbour notifications

Printed: 23 September 2025

Expired: 14 October 2025

Site notice

Posted: 16 October 2025 Expired: 6 November 2025



Fig.1 – Displayed site notice

Press advert

Published: 30 September 2025

Expired: 21 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: No

Description of area

The proposed development relates to a three storey Victorian, semi-detached villa comprising a pitched roofscape and red-brick elevations and two storey front bay. The property is in residential part of Crumpsal Lane Conservation Area. It has a front and rear garden linked by a pathway positioned adjacent to its side (western) elevation. The property has an existing elongated access ramp and balustrade facilitating access to the ground floor of the property via a door in the side elevation. Existing access to the rear garden is via a series of steps. The property shares pedestrian and vehicular access and egress from Bennett Road with No 18.



Fig.2 – Views of the application property

Description of development

The proposed stairlift would be approached via the existing access ramp. The mechanism supporting the stairlift would be positioned adjacent to the retained steps and accessed from the ramp plateau. The stair lift would incorporate a platform descending and ascending above the steps at an incline. The stair lift would include glazed panels and safety railings and a tail-gates to the platform. It would include side enclosures in the formation of balustrades, glazed panels and safety railings and a tail-gate ramp. The stair lift enclosure would have a maximum height of

1 metre, internal width of 800 mm and projection of 1.4 metres. The stair lift would provide access to the rear garden. Controls to the stair lift would be housed in freestanding posts at the respective ground levels.

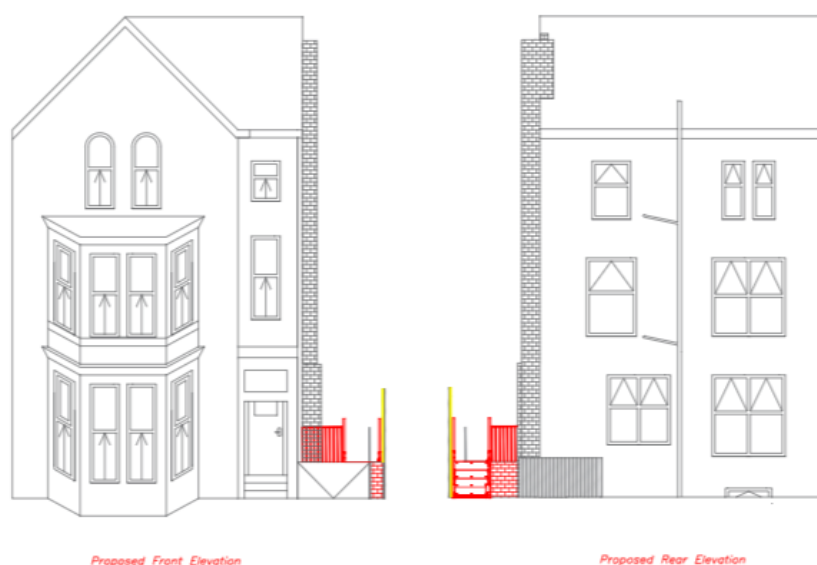


Fig.3 – Proposed front and rear elevations

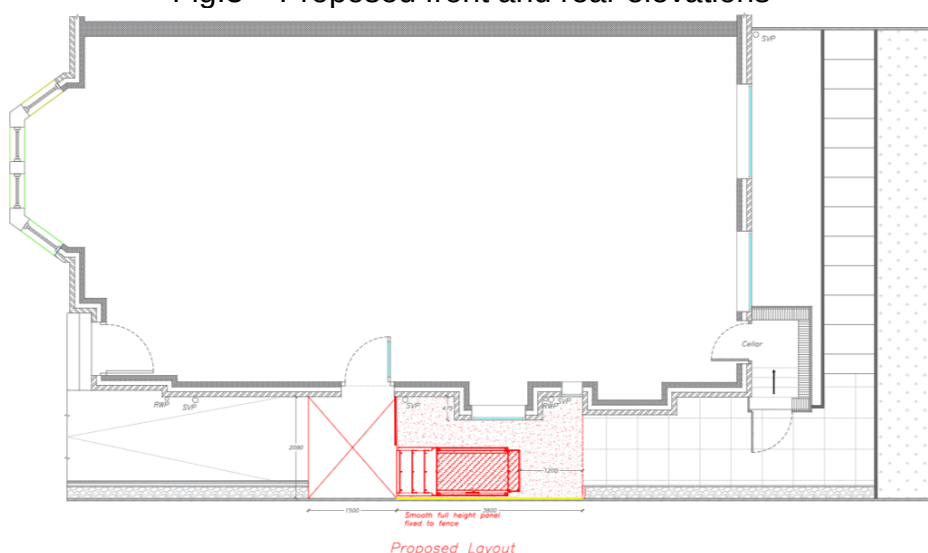


Fig.4 – Proposed layout

Consultations & Notification Responses

Local residents – No comments have been received.

Design and conservation – The following comments have been provided by the access officer.

- i. The front access ramp appears to steep, and details of its gradient have not apparent.
- ii. Was there an opportunity to have a two-way opening lift to provide access to both front and rear areas?
- iii. The width of the platform is smaller (980mm) than normally expected (1100mm) and may not meet the future needs of the user who may require a larger wheelchair or other equipment).
- iv. It is recommended that weather protection for the equipment is provided.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and most recently updated in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. Key aspects of the NPPF need to be considered as part of the of the planning application and are identified below. The NPPF states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually in supportive ways:

- a) The economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) The social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) The environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

- i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would not depart significantly from existing circumstances or harm residential amenity. Section 8 would be accorded with.
- ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:
 - a) Will function well and add to the overall quality of the area over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the of the stair lift would be appropriately related to the existing house and would not detract from the character of the surrounding conservation area. The development would thereby accord with section 12.

- iv. Section 16: Conserving and enhancing the historic environment – Paragraph 210. In determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Given the nature of its design and siting, the development would not detract from the character of the existing house and its relationship to the surrounding conservation area. The development would thereby be appropriate to Section 16.

Planning Practice Guidance (PPG) - On 6 March 2014, the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG is relevant to key planning issues of significance to applicants and local authorities. The assessment of the proposed development has been related to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Health and well-being

It is considered that the development accords with specified sections of the PPG, particularly with regard to improving access and egress, safeguarding residential amenity and maintaining the character of the locality.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of a proportionate addition to the existing house. An appropriate relationship to the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity and would improve the provision of inclusive access and egress. Policy JP-P6 would be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would respond to the needs of existing residents and encourage the sustained occupation of the application property as a Class C3 dwellinghouse. Policy JP-S1 would be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone

1. The design of the development has been assessed, and it is not apparent that the development would otherwise impact on future flood risk or present additional drainage requirements. Policy JP-S4 would be appropriately responded to.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.

It is considered that the development would represent a minimal intervention to the existing house and would not harm the character of the area or views of the application property from the street. The development would facilitate inclusive access to and egress from the rear garden. The development would thereby accord with policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - Relates the need to ensure that new development achieves a satisfactory standard of design. The design of the stair-lift is a relatively lightweight structure that would not detract from the character of the existing house. Policy EN1 would be accorded with.

Policy EN 3 (Heritage) – Policy EN3 is relevant as the application site is located in Crumpsall Lane Conservation Area. It states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including buildings located in conservation areas. On balance, it is considered that the development would have a minimal visual impact and the existing relationship of the application site to the surrounding conservation area would be maintained.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to the management of waste and recycling. The siting of the stairlift would not affect the continued storage of bins in the front garden. Policy EN19 would thereby continue to be complied with.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of the development:

- o The impact of the development on the character of the surrounding area;
- o Effects on amenity, including privacy;
- o Refuse storage and collection;

The development would be appropriately related to its context in terms of design, potential impact on residential and visual amenity and retained arrangements for waste storage. Policy DM1 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

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 case, discussion with the agent has ensured the provision of sufficient information to facilitate the assessment of the development.

Principle of development - The proposed development would allow the adaptation of the existing house to meet changing residential need changing needs. The proposed addition would be proportionate and satisfactorily related to the character of the existing house. The addition by virtue of its function would have a limited height. Any limited visual impact would be offset by the benefits of securing improved access to the property and is thereby acceptable. The principal of the development would therefore be acceptable.

Siting – The stair lift structure would be positioned 6.2 metres behind the principal building line of the application property thereby reducing its visual impact within and adjacent to the application site.

Residential amenity - The proposed development would be beneficial to the amenity of residents of the application property. Given the limited scale, height and proportions of the stair lift, would not unduly affect residential amenity. Existing boundary treatment and trees would screen views of the stair lift from the street and neighbouring properties. It is not apparent that the development would cause undue harm to residential amenity.

Design – The access ramp and balustrade are existing features. The ramp terminates in a plateau that provides access to the ground floor via a door in the side elevation. The existing arrangements therefore negate the need to provide a lift providing dual access and egress to the house and rear garden. The proposed stairlift would respond to the space available at the side of the houses. The proposed lift would incorporate a platform descending and ascending at an incline. This arrangement would allow the retention of steps to provide ambulant access and egress to the rear of the house. The proposed design has been successfully introduced into other comparable residential settings and would be acceptable in this location.

Impact on Crumpsall Lane Conservation Area - The application property is distinctive and of architectural merit. As stated, the stair-lift is a relatively lightweight structure that would not detract from the character of the existing house or the setting of the surrounding conservation area. The incorporation of glazing to the stair lift enclosure would allow views through the structure thereby reducing its visual impact. The maintained distance between the stairlift and the street boundary and trees within the site would further reduce the impact of the development on the conservation area.

Materials – A request has been made for the stairlift to be installed with a black colour finish. The agent has confirmed that the stairlift, which has been used elsewhere in the city, is pre-fabricated with a galvanised steel finish. The application of a colour finish is therefore not considered to be viable. Given the unobtrusive positioning of the stairlift and the benefits of improving access to the property, it is considered that the appearance of the stairlift unit would be acceptable.

Waste Management - The existing waste and recycling bin storage arrangements would be retained in the front garden and would not be affected by the development.

Conclusion - It is considered that the development has been satisfactorily related to the existing house, its setting and the surrounding context. The development would secure sustained occupation of the property and benefit the resident's well-being and amenity. Given the characteristics of the Crumpsall Lane Conservation Area. The proposed development would therefore be 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

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 case, discussion with the agent has ensured the provision of sufficient information to facilitate the assessment of the development.

Condition(s) to be attached to decision for approval

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 received by the City Council as local planning authority on 12 September 2025 and 27 October 2025:

Proposed layout

Proposed front and rear elevations

Proposed LHS and RHS elevations

Step lift specification ref: 40900352 - A

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 for the City of Manchester.

Informative

1) Cadent Informative:

What you need to do

To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

18 Bennett Road, Manchester, M8 5DX
Flat 12, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 11, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 10, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 9, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 8, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 7, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 6, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 5, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 4, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 3, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 2, Hani Court, Eaton Road, Manchester, M8 5DY
Flat 1, Hani Court, Eaton Road, Manchester, M8 5DY
12 Bennett Road, Manchester, M8 5DX
14 Bennett Road, Manchester, M8 5DX

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
Conservation Area - Crumpsall Lane Conservation Area 2004
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA