

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129985/FO/2021

Date registered valid: 12 January 2022

Proposal: Erection of a 2-storey side and rear extension to form 2 ground floor retail units and offices above (Class E), installation of roller shutters and shopfronts and alterations to existing boundary treatments, including installation of new gates and formation of one car parking space

Address: 4 Mitre Road, Manchester, M13 0NU

Ward(s): Longsight Ward

Applicant: Mr Shiraz Haider 4 Mitre Road, Manchester, M13 0NU

Agent (if any): Dr Kanadi Jagafa Mason and Marlowe Ltd 3 Gladwin Place, 3 Colman Gardens, Salford, M5 3NT

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 28 April 2022

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 9 March 2022 (site visit 24 March 2022)

Standard consultations:

Printed: 2 February 2022 Expired: 23 February 2022

Neighbour notifications

Printed: 2 February 2022 Expired: 23 February 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: No

Tree Preservation Order: No

Withdrawn by agent email dated 27 April 2022.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

Stall A17, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A16, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A15, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A14, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A13, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A12, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A11, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stalls A9-A10, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A8, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A7, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A6, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A5, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A4, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A3, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A2, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A1, Longsight Market, Dickenson Road, Manchester, M13 0WG
534 Stockport Road, Manchester, M12 4JJ
Flat Rear Of 534, Stockport Road, Manchester, M12 4JJ
538 Stockport Road, Manchester, M12 4JJ
536 Stockport Road, Manchester, M12 4JJ
530B Stockport Road, Manchester, M12 4JJ
525 Stockport Road, Manchester, M12 4NE
Longsight Market, Dickenson Road, Manchester, M13 0WG
Longsight Medical Practice, 528 Stockport Road, Manchester, M13 0RR
Ground Floor, 521 Stockport Road, Manchester, M12 4NE
Flat 2, 2 Mitre Road, Manchester, M13 0NU
Flat 1, 2 Mitre Road, Manchester, M13 0NU
2 Mitre Road, Manchester, M13 0NU
DAVID PLUCK (NORTH WEST) LIMITED, 527 Stockport Road, Manchester, M12 4NE
526 - 528 Stockport Road, Manchester, M13 0RR
Longsight District Office, 523 Stockport Road, Manchester, M12 4LL
530A Stockport Road, Manchester, M12 4JJ
530 Stockport Road, Manchester, M12 4JJ
532 Stockport Road, Manchester, M12 4JJ
19 Mitre Road, Manchester, M13 0NU

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: NORTH2