

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132964/FO/2022

Date registered valid: 24 February 2022

Proposal: Creation of external decking and pergola feature and installation of wooden cladding to the property

Address: The Huntington , Northmoor Road, Manchester, M12 4HP

Ward(s): Longsight Ward

Applicant: Mr Iqbal The Huntington , Northmoor Road, Manchester, M12 4HP

Agent (if any): Architecture & Interior Design Ltd 51 Coleshill Road, Hodge Hill, Birmingham, B36 8DT

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

Recommendation: Withdrawn

Date of recommendation: 31 March 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 March 2022

Standard consultations:

Printed: 28 February 2022 Expired: 21 March 2022

Neighbour notifications

Printed: 28 February 2022 Expired: 21 March 2022

Site notice

Posted: Expired:

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:

Tree Preservation Order:

Withdrawn by agent email 24 March 2022.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: Withdrawn

Appendix 1 – List of consultees & neighbours notified

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

Flat Above, 49 Northmoor Road, Manchester, M12 5QE
59 Northmoor Road, Manchester, M12 5QE
45 Northmoor Road, Manchester, M12 5QE
61 Northmoor Road, Manchester, M12 5QE
55 Northmoor Road, Manchester, M12 5QE
3 Giles Street, Manchester, M12 5GE
1 Giles Street, Manchester, M12 5GE
58 Northmoor Road, Manchester, M12 5GD
56 Northmoor Road, Manchester, M12 5GD
52 Northmoor Road, Manchester, M12 5GD
50 Northmoor Road, Manchester, M12 5GD
Flat At, The Huntington, Northmoor Road, Manchester, M12 4HP
39 Northmoor Road, Manchester, M12 4HA
35 Northmoor Road, Manchester, M12 4HP
18 Hetherington Walk, Manchester, M12 5HW
74A Stanley Grove, Longsight, Manchester, M12 5GF
72A Stanley Grove, Longsight, Manchester, M12 5GF
70 Stanley Grove, Longsight, Manchester, M12 5GF
51A Northmoor Road, Manchester, M12 5QE
29 Northmoor Road, Manchester, M12 4HP
53 Northmoor Road, Manchester, M12 5QE
48 Northmoor Road, Manchester, M12 5GD
26 Queens Grove, Manchester, M12 4WL
20 Queens Grove, Manchester, M12 4WL
43 Northmoor Road, Manchester, M12 4HA
37 Northmoor Road, Manchester, M12 4HA
17 Queens Grove, Manchester, M12 4WL
11 Queens Grove, Manchester, M12 4WL
51 Northmoor Road, Manchester, M12 5QE
24 Hetherington Walk, Manchester, M12 5HW
12 Hetherington Walk, Manchester, M12 5HW
76A Stanley Grove, Longsight, Manchester, M12 5GF
76 Stanley Grove, Longsight, Manchester, M12 5GF
74 Stanley Grove, Longsight, Manchester, M12 5GF
72 Stanley Grove, Longsight, Manchester, M12 5GF
70A Stanley Grove, Longsight, Manchester, M12 5GF
68A Stanley Grove, Longsight, Manchester, M12 5GF
68 Stanley Grove, Longsight, Manchester, M12 5GF
80 Stanley Grove, Longsight, Manchester, M12 5GF
46 Northmoor Road, Manchester, M12 4HP
44 Northmoor Road, Manchester, M12 4HP
42 Northmoor Road, Manchester, M12 4HP
40 Northmoor Road, Manchester, M12 4HP
33 Northmoor Road, Manchester, M12 4HP
31 Northmoor Road, Manchester, M12 4HP

57 Northmoor Road, Manchester, M12 5QE
47 Northmoor Road, Manchester, M12 5QE
6 Belgate Close, Manchester, M12 5HS
4 Belgate Close, Manchester, M12 5HS
2 Belgate Close, Manchester, M12 5HS
54 Northmoor Road, Manchester, M12 5GD
30 Queens Grove, Manchester, M12 4WL
28 Queens Grove, Manchester, M12 4WL
24 Queens Grove, Manchester, M12 4WL
22 Queens Grove, Manchester, M12 4WL
41 Northmoor Road, Manchester, M12 4HA
23 Queens Grove, Manchester, M12 4WL
21 Queens Grove, Manchester, M12 4WL
19 Queens Grove, Manchester, M12 4WL
15 Queens Grove, Manchester, M12 4WL
13 Queens Grove, Manchester, M12 4WL
9 Queens Grove, Manchester, M12 4WL
7 Queens Grove, Manchester, M12 4WL
5 Queens Grove, Manchester, M12 4WL
North Road Post Office, 49 Northmoor Road, Manchester, M12 5QE
22 Hetherington Walk, Manchester, M12 5HW
20 Hetherington Walk, Manchester, M12 5HW
16 Hetherington Walk, Manchester, M12 5HW
14 Hetherington Walk, Manchester, M12 5HW
10 Hetherington Walk, Manchester, M12 5HW

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2