MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132019/FH/2021
Date registered valid:	2 November 2021
Proposal:	Hip to gable conversion with rear dormer and erection of single storey side and rear extension to provide additional living accommodation
Address:	76 Brooklawn Drive, Manchester, M20 3GZ
Ward(s):	Didsbury East Ward
Applicant:	Mr Ben Galbraith 76 Brooklawn Drive, Manchester, M20 3GZ
Agent (if any):	Ian Grainger Blu Room Architecture 5 Uplands Road, Darlington, DL3 7SZ
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Withdraw
Date of recommendation:	**10th January 2022**

Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit:
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 3 November 2021 Expired: 24 November 2021
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:
Tree Preservation Order:
Description of area
Description of development
Consultations & Notification Responses
Issues

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:
Article 35 Declaration
Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse
Appendix 1 – List of consultees & neighbours notified
74 Brooklawn Drive, Manchester, M20 3GZ
78 Brooklawn Drive, Manchester, M20 3GZ
43 Brooklawn Drive, Manchester, M20 3GY
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
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH