

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132218/FH/2021
Date registered valid: 22 November 2021
Proposal: Erection of part single/part two storey front, two storey side and single storey rear extension to provide additional living accommodation
Address: 2 Coleby Avenue, Manchester, M22 5HH
Ward(s): Sharston Ward

Applicant: Mr P Bennett 2 Coleby Avenue, Manchester, M22 5HH
Agent (if any): David Ormesher Holborow and Ormesher 15 Overton Close, Middlewich, CW10 0PZ
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk
Recommendation: Withdraw
Date of recommendation: 25th 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: 25 November 2021 Expired: 16 December 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 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: Withdraw

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

233 Peel Hall Road, Manchester, M22 5HE

1 Coleby Avenue, Manchester, M22 5HH

2 Patch Croft Road, Manchester, M22 5JS

6 Coleby Avenue, Manchester, M22 5HH

4 Coleby Avenue, Manchester, M22 5HH

3 Coleby Avenue, Manchester, M22 5HH

227 Peel Hall Road, Manchester, M22 5HJ

231 Peel Hall Road, Manchester, M22 5HE

229 Peel Hall Road, Manchester, M22 5HE

4 Patch Croft Road, Manchester, M22 5JS

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 - Within Outer Area

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Area Team Boundary - Name: SOUTH