

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130900/FH/2021

Date registered valid: 5 July 2021

Proposal: Installation of 1.4m high vehicle access gates and fencing to front boundary

Address: 116 Old Lansdowne Road, Manchester, M20 2NY

Ward(s): Didsbury West Ward

Applicant: Mr James Driver, 116 Old Lansdowne Road, Manchester, M20 2NY

Agent (if any): N/a

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 27 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations: Printed: 12 July 2021 Expired: 2 August 2021

Neighbour notifications: Printed: 12 July 2021 Expired: 2 August 2021

Site notice: Posted: Expired:

Press advert: Published: 20 July 2021 Expired: 10 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order:

Description of area

Description of development

Installation of 1.4m high vehicle access gates and fencing to front boundary

Consultations & Notification Responses

Local residents – No comments received.

West Didsbury Residents Association – Objection on the grounds of design and inappropriate materials cause harm to the conservation area.

Highway Services – Asked that gates be in-ward opening, as not to obstruct the highway, and visually permeable above 0.6m for highway safety.

Withdrawal confirmation

Email received from applicant on 26th January 2022:

Thank you.

I am happy to withdraw it.

Kind regards

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

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

Highway Services
West Didsbury Residents Association

89 Clyde Road, Manchester, M20 2WW
Flat 4, 91 Clyde Road, Manchester, M20 2WW
Flat 1, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 9, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 6, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 87 Clyde Road, Manchester, M20 2WW
Flat 4, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 10, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 8, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 7, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 5, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 83 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 91 Clyde Road, Manchester, M20 2WW
Flat 2, 91 Clyde Road, Manchester, M20 2WW

Flat 1, 91 Clyde Road, Manchester, M20 2WW
Flat 3, 87 Clyde Road, Manchester, M20 2WW
Flat 2, 87 Clyde Road, Manchester, M20 2WW
Flat 5, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 89 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 87 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 87 Old Lansdowne Road, Manchester, M20 2NZ
112 Old Lansdowne Road, Manchester, M20 2NY
118 Old Lansdowne Road, Manchester, M20 2NY

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
Conservation Area - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH