

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131274/FO/2021

Date registered valid: 24 August 2021

Proposal: Siting of a storage container (6058mm L x 2438mm W x 2591mmH) within car park

Address: 654 Wilmslow Road, Manchester, M20 6DG

Ward(s): Didsbury West Ward

Applicant: Mrs Barbara Frankl, 120 Century Buildings, St. Marys Parsonage, Manchester, M3 2DE

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Recommendation: Withdrawn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 September 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 September 2021

Standard consultations: Printed: 2 September 2021 Expired: 23 September 2021

Neighbour notifications: Printed: 2 September 2021 Expired: 23 September 2021

Site notice: Posted: 13 September 2021 Expired: 4 October 2021

Press advert: Published: 7 September 2021 Expired: 28 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order:

Description of area

Description of development

Siting of a metal re-purposed shipping container (6058mm L x 2438mm W x 2591mmH) within car park of Garswood flats.

Consultations & Notification Responses

Local residents, as per appendix 1 – 5 letters of objection were received, citing the following concerns:

- Harm to character of conservation area
- Unattractive structure will be visible from neighbouring windows
- Noise from metal-on-metal door closure
- Potential to become a workshop for the landlord
- Sketch it situ inaccurate as it shows it as being much smaller than it is
- Not enough detail included in the application

Blackburn Park Conservation Society – No comments received.

Withdrawal

Email received from agent/applicant on the 23rd September 2021:

Connie

No, I'll withdraw the objection and contact you again if I want to resubmit.

Kind Regards

Barbara

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

Blackburn Park Conservation Society

9 Marlowe Drive, Manchester, M20 6DE

3 Marlowe Drive, Manchester, M20 6DE

11 Marlowe Drive, Manchester, M20 6DE

1 Marlowe Drive, Manchester, M20 6DE

633 Wilmslow Road, Manchester, M20 6DF

635 Wilmslow Road, Manchester, M20 6DF

656 Wilmslow Road, Manchester, M20 2DN

Parkfield Dental Practice, 637 Wilmslow Road, Manchester, M20 6DF

Flat 8, 654 Wilmslow Road, Manchester, M20 6DG

Flat 5, 654 Wilmslow Road, Manchester, M20 6DG

Flat 3, 654 Wilmslow Road, Manchester, M20 6DG

650 Wilmslow Road, Manchester, M20 6DG

627 Wilmslow Road, Manchester, M20 6DF

37 Parkfield Road South, Manchester, M20 6DH

33 Parkfield Road South, Manchester, M20 6DH

24 Parkfield Road South, Manchester, M20 6DH

18 Parkfield Road South, Manchester, M20 6DH

Flat 39, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 37, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 34, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 32, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 29, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 27, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 24, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 23, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 21, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 18, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 16, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 12, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 10, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 6, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 4, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 1, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
5 Marlowe Drive, Manchester, M20 6DE
Flat 7, 654 Wilmslow Road, Manchester, M20 6DG
Flat 6, 654 Wilmslow Road, Manchester, M20 6DG
Flat 4, 654 Wilmslow Road, Manchester, M20 6DG
Flat 2, 654 Wilmslow Road, Manchester, M20 6DG
Flat 1, 654 Wilmslow Road, Manchester, M20 6DG
652 Wilmslow Road, Manchester, M20 6DG
631 Wilmslow Road, Manchester, M20 6DF
629 Wilmslow Road, Manchester, M20 6DF
39 Parkfield Road South, Manchester, M20 6DH
35 Parkfield Road South, Manchester, M20 6DH
31 Parkfield Road South, Manchester, M20 6DH
22 Parkfield Road South, Manchester, M20 6DH
20 Parkfield Road South, Manchester, M20 6DH
Flat 38, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 36, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 35, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 33, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 31, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 30, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 28, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 26, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 25, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 9, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 22, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 20, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 19, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 17, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 15, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 14, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 11, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 8, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 7, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 5, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 3, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
Flat 2, Souchay Court, 1 Clothorn Road, Manchester, M20 6BR
7 Marlowe Drive, Manchester, M20 6DE

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 - Blackburn Park Conservation Area 1979

Area Team Boundary - Name: SOUTH