

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132571/NMC/2021

Date registered valid: 16 December 2021

Proposal: Non Material Amendment to planning permission referenced 129200/FO/2021 to allow changes to internal layout including creating additional bedrooms in rooms formerly indicated as storage space

Address: Willow Bank Residential Home, 134-136 Seymour Road South, Manchester, M11 4PS

Ward(s): Clayton & Openshaw Ward

Applicant: Mrs Victoria Sinclair Bricks and Soul Ltd Budley Barn, Mill Lane, Mottram St. Andrew, Macclesfield, SK10 4LW

Agent (if any): Mr Graham Lea Graham Lea Architecture Ltd Newlands House, 60 Chainhouse Lane, Whitestake, Preston, PR4 4LG

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 13 January 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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:

Withdrawn by email dated 12 January 2022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 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH2