

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130326/FH/2021

Date registered valid: 7 May 2021

Proposal: Erection of a two storey side and rear extension together with elevational alterations and installation of rear dormer to form additional living accommodation

Address: 5 Netherwood Road, Manchester, M22 4BP

Ward(s): Northenden Ward

Applicant: Mr Zafar Anwar 5 Netherwood Road, Manchester, M22 4BP

Agent (if any): Mr Mark Percival Architecture:M Moravian College, 14 Fairfield Square, Manchester, M43 6AD

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 June 2021

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: 17 May 2021 Expired: 7 June 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:

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

4 Netherwood Road, Manchester, M22 4BQ
7 Netherwood Road, Manchester, M22 4BP
1 Bartley Road, Manchester, M22 4BG
6 Netherwood Road, Manchester, M22 4BQ
3 Netherwood Road, Manchester, M22 4BP
78 Shawdene Road, Manchester, M22 4AH
76 Shawdene Road, Manchester, M22 4AH
74 Shawdene Road, Manchester, M22 4AH

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 45M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH