

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0697

Date registered valid: 22 September 2021

Proposal: Discharge of condition 5 (glazing) attached to planning permission referenced 120743/FO/2018

Address: 14 Braemar Road, Manchester, M14 6PS

Ward(s): Fallowfield Ward

Applicant: Ferzana Ali 24 Hall Rd, Rusholme, Manchester, MANCHESTER, M14 5HL, United Kingdom

Agent (if any): Frank Daiyan

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 September 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

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: No

Tree Preservation Order: No

Details submitted in support of the condition discharge request:

- i. Drawing confirming obscured glazing of the first floor rear window to the extension;
- ii. Email agreeing the attainment of level 5 obscurity on the Pilkington Glass Scale.

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: Approve

Article 35 Declaration

N/A

Condition(s) to be attached to decision for approval

5) The discharge of condition 5 is approved on the basis that the glazing to the first floor bedroom window to the southern elevation of the authorised rear extension is fully implemented in accordance with the details of:

- i. Drawing referenced Elevations – Proposed TP5.3 stamped as received by the City Council as local planning authority on 29 September 2021 with confirmation of the provision of obscured glazing 1.7 metres above finished floor level;
- ii. Email from agent dated 28th September 2021 confirming that the glazing to be installed will accord with level 5 obscurity on the Pilkington Glass Scale.

The approved glazing specification shall be fully implemented before first occupation of the authorised extension and maintained to a glazing specification equivalent to Level 5 on the Pilkington Glass Scale at all times thereafter.

Appendix 1 – List of consultees & neighbours notified

N/A

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
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Moseley Road/Ladybarn Lane)
Area Team Boundary - Name: NORTH2