

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131284/FO/2021

Date registered valid: 28 September 2021

Proposal: Proposed extension to form second floor , with front and dormer extensions to the roof above to form a four storey building , with a retained Hot Food Takeaway use at ground floor and the creation of 3 no. flats above

Address: 723 Stockport Road, Manchester, M19 3AR

Ward(s): Levenshulme Ward

Applicant: Mr Hamed Siddiqi 5 Kempton Road, Manchester, M19 2QL

Agent (if any): Mr Hatami 12 Winsham Grove, Birmingham, B21 0QH

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

Recommendation: Withdrawn

Date of recommendation: 15 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 30 September 2021 Expired: 21 October 2021

Neighbour notifications

Printed: 30 September 2021 Expired: 21 October 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:

Withdrawn by email dated 12-11-21

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

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Flat 2, 725A Stockport Road, Manchester, M19 3AR
Flat 1, 725A Stockport Road, Manchester, M19 3AR
727A Stockport Road, Manchester, M19 3AR
729 Stockport Road, Manchester, M19 3AR
719A Stockport Road, Manchester, M19 3AG
721A Stockport Road, Manchester, M19 3AG
2 Jean Close, Manchester, M19 3AR
733A Stockport Road, Manchester, M19 3AR
721 Stockport Road, Manchester, M19 3AG
820 Stockport Road, Manchester, M19 3AW
731 Stockport Road, Manchester, M19 3AR
5 Jean Close, Manchester, M19 3EB
3 Jean Close, Manchester, M19 3EB
1 Jean Close, Manchester, M19 3EB
824 Stockport Road, Manchester, M19 3AW
822 Stockport Road, Manchester, M19 3AW
733 Stockport Road, Manchester, M19 3AR

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
Area Team Boundary - Name: NORTH2