

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130443/FO/2021

Date registered valid: 11 May 2021

Proposal: Erection of single storey side extensions to form additional living accommodation for flats in multiple occupation

Address: 11B Amherst Road, Manchester, M14 6UG

Ward(s): Withington Ward

Applicant: Mr J Henry, 11B Amherst Road, Manchester, M14 6UG

Agent (if any): David Ormesher, Holborow & Ormesher Ltd, Station House, Adams Hill, Knutsford, WA16 6DN

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: **1 September 2021**

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 30 June 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 May 2021 Expired: 9 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

Description of development

Consultations & Notification Responses

Withdrawal

Email received from agent on 27th August 2021:

Connie

Thank you for your email

I am instructed to withdraw this application.

Regards

David

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Withington Bowling Club, 31A Derby Road, Manchester, M14 6UX
13 Amherst Road, Manchester, M14 6UG
8 Amherst Road, Manchester, M14 6UQ
9A Amherst Road, Manchester, M14 6UG
11A Amherst Road, Manchester, M14 6UG
9 Amherst Road, Manchester, M14 6UG
6 Amherst Road, Manchester, M14 6UQ
10 Amherst Road, Manchester, M14 6UQ

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Egerton Road)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH