

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130933/LP/2021

Date registered valid: 2 July 2021

Proposal: Certificate of Lawful Proposed Development for the erection of a single storey rear extension

Address: 24 Lingard Road, Manchester, M22 4EN

Ward(s): Northenden Ward

Applicant: L Jabr, 24 Lingard Road, Manchester, M22 4EN

Agent (if any): Mrs E Caunce, House Architects, The Oaks, 3 Village Road, Wirral, CH48 3JN

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.07.2021

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

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

This application relates to a two storey semi detached property. The property is of brick construction with a hipped roof. There are no outriggers or lean to extensions. There are gardens to the front and rear and a detached garage in the rear garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Residential

Description of development

Confirmation is sought that the proposed single storey rear extension is pd. The extension which has a stepped floor plan projects a maximum of 3 metres. It is 2.5 metres to the eaves and 3.9 metres to the highest point of the roof. The materials will be similar to those in the existing property and the extension covers less than 50% of the curtilage of the property.

Consultations & Notification Responses

None required

Issues

The proposed single storey rear extension meets the requirements of Class A of Schedule 2 of the GPDO and is therefore permitted development..

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

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

1) Approve on the basis that the proposed single storey rear extension shown on the submitted drawings received by the City Council as Local Planning Authority on 2 July 2021, constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Appendix 1 – List of consultees & neighbours notified

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) -

Area Team Boundary - Name: SOUTH