

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131019/FH/2021

Date registered valid: 9 July 2021

Proposal: Part retrospective application for alterations to existing conservatory roof and elevations to form extension, elevational alterations to front and side, involving render and brick slips, together with re-roofing of main house

Address: 17 Hopcroft Close, Manchester, M9 0RX

Ward(s): Higher Blackley Ward

Applicant: Mr Anatolijs Klujevs 17 Hopcroft Close, Manchester, M9 0RX

Agent (if any): Mr Dave Trudgeon Conway Architectural Design 6 Conway Close, Manchester, M24 1EW

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 August 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 July 2021 Expired: 6 August 2021

Site notice

Posted: Expired:

Press advert

Published: 27 July 2021 Expired: 17 August 2021

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: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The materials to be used on the external surfaces of the extensions hereby permitted, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 493-01, 493-03 and 493-04, received by the City Council as Local Planning Authority on 9 July 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

50 Hopcroft Close, Manchester, M9 0RX
15 Hopcroft Close, Manchester, M9 0RX
35 Gildersdale Drive, Manchester, M9 0SN
33 Gildersdale Drive, Manchester, M9 0SN
29 Gildersdale Drive, Manchester, M9 0SN
27 Gildersdale Drive, Manchester, M9 0SN
6 Moortop Close, Manchester, M9 0RY
37 Gildersdale Drive, Manchester, M9 0SN
31 Gildersdale Drive, Manchester, M9 0SN
4 Moortop Close, Manchester, M9 0RY
2 Moortop Close, Manchester, M9 0RY

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1