

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130563/FH/2021
Date registered valid:	13 June 2021
Proposal:	Erection of a single storey rear extension to form additional living accommodation.
Address:	14 Holmside Gardens, Manchester, M19 1WR
Ward(s):	Burnage Ward
Applicant:	Mr & Mrs . Azra- Smith 19 Somerton Road, London, NW2 1RH
Agent (if any):	Mr Steven Walker Walker Design Unit B First Floor, Lostock Office Park, Lynstock Way, Bolton, BL6 4SG
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Withdraw
Date of recommendation:	10TH August 2021

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 21 June 2021 Expired: 12 July 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

The site relates to a two storey semi-detached property located in the Burnage Ward area of Manchester. The property is positioned at the end of a Cul de Sac surrounded by similar type properties. A two storey rear extension is present with raised decking. Gardens lie to the front and rear with access along the side.

Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in nature

Description of development

The applicant is proposing to erect a single storey rear extension to form additional living accommodation.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle

History

There are no previous planning applications relating to this site.

Residential Amenity

Siting, scale and massing

Design

Waste management

Parking

Conclusion

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: WITHDRAW

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

12 Holmside Gardens, Manchester, M19 1WR

16 Holmside Gardens, Manchester, M19 1WR

9A Milton Court, 590 Burnage Lane, Manchester, M19 1RX

11 Milton Court, 590 Burnage Lane, Manchester, M19 1RX

451 Kingsway, Manchester, M19 1NR

10 Milton Court, 590 Burnage Lane, Manchester, M19 1RX

9 Milton Court, 590 Burnage Lane, Manchester, M19 1RX

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: SOUTH