

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129728/FH/2021

Date registered valid: 6 May 2021

Proposal: Erection of single storey side extension and two storey side extension to provide additional living accommodation following partial demolition of garage

Address: 65 Montcliffe Crescent, Manchester, M16 8GR

Ward(s): Whalley Range Ward

Applicant: Mr Qadeer Hayat, 65 Montcliffe Crescent, Manchester, M16 8GR

Agent (if any): M M. Amjad, Active Construction Ltd, 44 Higher, Ardwick, Manchester, M12 6DA

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

Recommendation: Withdrawn

Date of recommendation: **1 July 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 June 2021

Standard consultations: Printed: 12 May 2021 Expired: 2 June 2021

Neighbour notifications: Printed: 12 May 2021 Expired: 2 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

The application relates to a two storey detached C3 dwellinghouse of brown brick and brown tiles within a modern estate. The property has already been extended via a two storey side and rear extension (092060/FH/2009/S1) and a two storey front extension (111887/FH/2016/S1).

Description of area

The property sits within an inner corner plot of an oblong cul-de-sac withing Whalley Range, north of William Hulme's grammar school. The area is predominantly residential and characterised by detached and semi-detached family dwellinghouses, with a large block of flats (Montgomery House) to the north of the estate.

Description of development

The applicant wishes to build another two storey side extension off the existing extension, along with a single storey side extension on the opposite elevation, to provide additional living accommodation including a 7th and 8th bedroom, large hall and extended kitchen.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

MCC Flood Risk Management – Objected on the grounds that the submitted flood risk statement was not adequate.

Withdrawal confirmation

Email from agent received on 1st July 2021:

Dear Connie

Thanks for phone call and discussion regarding my application.

I discussed the matter with owner and with his permission, I withdraw the application.

Thanks

M. Amjad
Agent

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

MCC Flood Risk Management

Room 108, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 24, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 14, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 13, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 133, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 129, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 122, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

[illegible]

[illegible]

[illegible]

[illegible]

Room 11, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH
Room 5, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH
Room 337, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 304, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 301, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 242, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 240, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 233, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 237, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 236, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 229, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 234, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 232, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Montgomery House, Demesne Road, Manchester, M16 8PH
Room 230, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 222, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 221, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 216, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 205, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 204, Main House Montgomery House, Demesne Road, Manchester, M16 8PH
Room 140, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

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)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH