

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133297/FO/2022

Date registered valid: 14 April 2022

Proposal: Erection of front and rear roof extensions to form additional living accommodation

Address: 5 East Grove, Manchester, M13 0AX

Ward(s): Ardwick Ward

Applicant: Mr Karl Ravenscroft 44 Kenmore Road, Whitefield, Manchester, M45 8FS

Agent (if any):

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 8 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 April 2022 Expired: 11 May 2022

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:

Tree Preservation Order:

Withdrawn by email, 08/06/2022

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: Withdrawn WithdrawnWithdrawn

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

8 East Grove, Manchester, M13 0BA
7 East Grove, Manchester, M13 0AX
3 East Grove, Manchester, M13 0AX
15 Lincoln Grove, Manchester, M13 0DX
Flat 2, 1 East Grove, Manchester, M13 0AX
Flat 1, 1 East Grove, Manchester, M13 0AX
Garage C Rear Of 15, Lincoln Grove, Manchester, M13 0DX
Garage B Rear Of 15, Lincoln Grove, Manchester, M13 0DX
Garage A Rear Of 15, Lincoln Grove, Manchester, M13 0DX
17 Lincoln Grove, Manchester, M13 0DX
6 East Grove, Manchester, M13 0BA
10 East Grove, Manchester, M13 0BA
9 East Grove, Manchester, M13 0AX

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2