

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129866/FH/2021
Date registered valid: 7 April 2021
Proposal: Erection of a part single, part two-storey rear extension to provide additional living accommodation
Address: 24 Victory Street, Manchester, M14 5AE
Ward(s): Moss Side Ward

Applicant: Abdullah 24 Victory Street, Manchester, M14 5AE
Agent (if any): Mr Karim 58 Rectory Lane, Manchester, M25 1BL
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Withdraw
Date of recommendation: 12th May 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: 12 April 2021 Expired: 3 May 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:

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:

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

4 The Grange, Manchester, M14 5NY

2 The Grange, Manchester, M14 5NY

Flat 9, 25 Victory Street, Manchester, M14 5AE

Flat 8, 25 Victory Street, Manchester, M14 5AE

Flat 7, 25 Victory Street, Manchester, M14 5AE

Flat 6, 25 Victory Street, Manchester, M14 5AE

Flat 5, 25 Victory Street, Manchester, M14 5AE

Flat 4, 25 Victory Street, Manchester, M14 5AE

Flat 3, 25 Victory Street, Manchester, M14 5AE

Flat 2, 25 Victory Street, Manchester, M14 5AE

Flat 11, 25 Victory Street, Manchester, M14 5AE

Flat 10, 25 Victory Street, Manchester, M14 5AE

Flat 1, 25 Victory Street, Manchester, M14 5AE

22 Victory Street, Manchester, M14 5AE

26 Victory Street, Manchester, M14 5AE

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH