

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131760/FO/2021

Date registered valid: 14 April 2022

Proposal: Change of use of Class C3 residential property to house in multiple occupation (sui generis use) with erection of two storey rear extension , together with the installation of a dormer to the rear roof slope , with lightwells to the existing basement at front & back of property.

Address: 50 Barlow Road, Manchester, M19 3DA

Ward(s): Levenshulme Ward

Applicant: Mr Ishfaq Hussain 50 Barlow Road, Levenshulme, Manchester, M19 3DA

Agent (if any):

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 24 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 22 April 2022 Expired: 13 May 2022

Neighbour notifications

Printed: 22 April 2022 Expired: 13 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Withdrawn by email dated 23 May 2022.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit
Greater Manchester Police

2A Cleveland Avenue, Manchester, M19 3FA
69 Barlow Road, Manchester, M19 3DB
6 Emley Street, Manchester, M19 3BZ
4 Emley Street, Manchester, M19 3BZ
2 Emley Street, Manchester, M19 3BZ
14 Emley Street, Manchester, M19 3BZ
12 Emley Street, Manchester, M19 3BZ
71 Barlow Road, Manchester, M19 3DB
65 Barlow Road, Manchester, M19 3DB
48 Barlow Road, Manchester, M19 3DA
42 Barlow Road, Manchester, M19 3DA
8 Emley Street, Manchester, M19 3BZ
Flat Above, 73 Barlow Road, Manchester, M19 3DB
Flat 2, 10 Emley Street, Manchester, M19 3BZ
Flat 1, 10 Emley Street, Manchester, M19 3BZ
75 Barlow Road, Manchester, M19 3DB
73 Barlow Road, Manchester, M19 3DB
67 Barlow Road, Manchester, M19 3DB
54 Barlow Road, Manchester, M19 3DA
52 Barlow Road, Manchester, M19 3DA
46 Barlow Road, Manchester, M19 3DA
44 Barlow Road, Manchester, M19 3DA
16 Emley Street, Manchester, M19 3BZ

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: NORTH2