

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128237/FH/2020

Date registered valid: 21 October 2020

Proposal: Application of render to front elevation, installation of new roof to existing single storey rear extension and raised decked area to rear

Address: 21 Old Lansdowne Road, Manchester, M20 2PB

Ward(s): Didsbury West Ward

Applicant: Craig Feldman Old Lansdowne Estates Limited PO Box 936, Altrincham, WA15 5QU

Agent (if any): Mr Justin Keleghan JK Technical Services (NW) Ltd 21 Campbell Rd Swinton, Manchester, M27 5QG

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 26 November 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 23 October 2020 Expired: 13 November 2020

Neighbour notifications

Printed: 23 October 2020 Expired: 13 November 2020

Site notice

Posted: Expired:

Press advert

Published: 27 October 2020 Expired: 17 November 2020

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order:

Withdrawn – Reason

The application has been submitted as a householder when in fact the building is in use as flats. The applicant has withdrawn and will submit a full application for the works.

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

West Didsbury Residents Association

Basement Flat, 22 Old Lansdowne Road, Manchester, M20 2NU
20 Old Lansdowne Road, Manchester, M20 2NU
Flat 1, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 1, 21 Old Lansdowne Road, Manchester, M20 2PB
24 Old Lansdowne Road, Manchester, M20 2NU
Flat 4, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 8, 19 Raleigh Close, Manchester, M20 2BY
Flat 5, 19 Raleigh Close, Manchester, M20 2BY
Flat 3, 19 Raleigh Close, Manchester, M20 2BY
Flat 6, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 21 Old Lansdowne Road, Manchester, M20 2PB
19 Raleigh Close, Manchester, M20 2BY
Flat 6, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 1, 23 Old Lansdowne Road, Manchester, M20 2PB
22 Old Lansdowne Road, Manchester, M20 2NU
Flat 2, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 3, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 1, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 9, 19 Raleigh Close, Manchester, M20 2BY
Flat 7, 19 Raleigh Close, Manchester, M20 2BY
Flat 6, 19 Raleigh Close, Manchester, M20 2BY
Flat 4, 19 Raleigh Close, Manchester, M20 2BY
Flat 2, 19 Raleigh Close, Manchester, M20 2BY
Flat 1, 19 Raleigh Close, Manchester, M20 2BY
Flat 6, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 21 Old Lansdowne Road, Manchester, M20 2PB

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
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH