Planning

Growth & Development

Delegated officer report for planning application

Application no.	143701/FH/2025
Date registered valid:	15 August 2025
Proposal:	Erection of part single storey, part two storey rear extension, together with front porch, hip to gable roof conversion and rear roof dormer to provide increased living accommodation.
Address:	42 Huntley Road, Manchester, M8 4JF
Ward(s):	Crumpsall Ward
Applicant:	Mr Zayn Razaq
Agent (if any):	Mr Dean King NK Architectural
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Withdrawn Withdrawn
Date of recommendation:	17 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 September 2025

Standard consultations:
Printed: 21 August 2025 Expired: 12 September 2025

Neighbour notifications
Printed: 21 August 2025 Expired: 12 September 2025

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Withdrawn by email, date 09/10/2025.

Description of area

Description of development

Consultations & Notification Responses

Issues

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct

prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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

MCC Flood Risk Management

38 Huntley Road, Manchester, M8 4JF
39 Rothesay Road, Manchester, M8 4JA
37 Rothesay Road, Manchester, M8 4JA
33 Huntley Road, Manchester, M8 4JF
40 Huntley Road, Manchester, M8 4JF
35 Huntley Road, Manchester, M8 4JF
44 Huntley Road, Manchester, M8 4JF
41 Brooklands Road, Prestwich, M25 0FB
43 Brooklands Road, Prestwich, M25 0FB
45 Brooklands Road, Prestwich, M25 0FB
47 Brooklands Road, Prestwich, M25 0FB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA