

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142190/FH/2025
Date registered valid: 18 February 2025
Proposal: Erection of single storey rear, two storey side extension and front porch
Address: 118 Beresford Road, Manchester, M13 0TB
Ward(s): Rusholme Ward

Applicant: Mr. Shahid Rashid
Agent (if any): Mr Amjad Tahir AFR Studio Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Withdrawn Withdrawn
Date of recommendation: 14 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 February 2025 Expired: 19 March 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Withdrawn by agent, by email dated 14/04/2025.

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 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

120 Beresford Road, Manchester, M13 0TB
116 Beresford Road, Manchester, M13 0TB
27 Elsdon Road, Manchester, M13 0TQ
25 Elsdon Road, Manchester, M13 0TQ
23 Elsdon Road, Manchester, M13 0TQ
145 Beresford Road, Manchester, M13 0TA
147 Beresford Road, Manchester, M13 0TA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA