

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141708/FO/2024
Date registered valid: 10 December 2024
Proposal: Change of use of dwellinghouse (Class C3) to 3 bedroom house in multiple occupation (Class C4)
Address: 168 Barrington Street, Manchester, M11 4ED
Ward(s): Clayton & Openshaw Ward

Applicant: Joanne Cohen
Agent (if any): Mrs. Dila Gokalp HOMZ UK
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn
Date of recommendation: 3 February 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 23 December 2024

Expired: 16 January 2025

Neighbour notifications

Printed: 23 December 2024

Expired: 16 January 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Withdrawn by email dated 31 January 2025

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services

163 North Road, Clayton, Manchester, M11 4NE
161 North Road, Clayton, Manchester, M11 4NE
159 North Road, Clayton, Manchester, M11 4NE
157 North Road, Clayton, Manchester, M11 4NE
155 North Road, Clayton, Manchester, M11 4NE
153 North Road, Clayton, Manchester, M11 4NE
151 North Road, Clayton, Manchester, M11 4NE
149 North Road, Clayton, Manchester, M11 4NE
172 Barrington Street, Manchester, M11 4ED
170 Barrington Street, Manchester, M11 4ED
183 Barrington Street, Manchester, M11 4FB
177 Barrington Street, Manchester, M11 4FB
175 Barrington Street, Manchester, M11 4FB
166 Barrington Street, Manchester, M11 4ED
164 Barrington Street, Manchester, M11 4ED
162 Barrington Street, Manchester, M11 4ED
181 Barrington Street, Manchester, M11 4FB
179 Barrington Street, Manchester, M11 4FB
173 Barrington Street, Manchester, M11 4FB

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
Area Team Boundary - Name: NORTH AREA