

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139305/FO/2024
Date registered valid: 21 March 2024
Proposal: Erection of cabin office (Class E (a)) at front
Address: 461E Cheetham Hill Road, Manchester, M8 9PA
Ward(s): Cheetham Ward

Applicant: Mr Abdul Ghafoor Podha
Agent (if any): Mr Sohail Musa SMS Architecture
Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn
Date of recommendation: 1 May 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 March 2024 Expired: 17 April 2024

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:

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

1)

Appendix 1 – List of consultees & neighbours notified

461F Cheetham Hill Road, Manchester, M8 9PA
461D Cheetham Hill Road, Manchester, M8 9PA
461C Cheetham Hill Road, Manchester, M8 9PA
461B Cheetham Hill Road, Manchester, M8 9PA
378 Cheetham Hill Road, Manchester, M8 9LS
Flat Above, 360 Cheetham Hill Road, Manchester, M8 9LS
461 Cheetham Hill Road, Manchester, M8 9PA
First Floor, 461 Cheetham Hill Road, Manchester, M8 9PA
4 Beckenham Road, Manchester, M8 9AD
457 Cheetham Hill Road, Manchester, M8 9PA
380 Cheetham Hill Road, Manchester, M8 9LS
372 Cheetham Hill Road, Manchester, M8 9LS
364 Cheetham Hill Road, Manchester, M8 9LS
Flat Above, 368 Cheetham Hill Road, Manchester, M8 9LS
Flat Above, 372 Cheetham Hill Road, Manchester, M8 9LS
467A Cheetham Hill Road, Manchester, M8 9LR
First Floor, 459B Cheetham Hill Road, Manchester, M8 0PF
459 Cheetham Hill Road, Manchester, M8 0PF
463 Cheetham Hill Road, Manchester, M8 9LR
360 Cheetham Hill Road, Manchester, M8 9LS
465A Cheetham Hill Road, Manchester, M8 9LR
Flat 4, 380A Cheetham Hill Road, Manchester, M8 9LS
Flat 3, 380A Cheetham Hill Road, Manchester, M8 9LS
Flat 2, 380A Cheetham Hill Road, Manchester, M8 9LS
Flat 1, 380A Cheetham Hill Road, Manchester, M8 9LS
Rear Of, 461 Cheetham Hill Road, Manchester, M8 9PA
Ground Floor, 461 Cheetham Hill Road, Manchester, M8 9PA
First Floor, 463A Cheetham Hill Road, Manchester, M8 9LR
461A Cheetham Hill Road, Manchester, M8 9PA
Ground Floor, 360 Cheetham Hill Road, Manchester, M8 9LS
374A Cheetham Hill Road, Manchester, M8 9LS
2 Beckenham Road, Manchester, M8 9AD
2 Albyns Avenue, Manchester, M8 9AQ
1 Albyns Avenue, Manchester, M8 9AQ
366 Cheetham Hill Road, Manchester, M8 9LS
376 Cheetham Hill Road, Manchester, M8 9LS
374 Cheetham Hill Road, Manchester, M8 9LS
370 Cheetham Hill Road, Manchester, M8 9LS
368 Cheetham Hill Road, Manchester, M8 9LS
362 Cheetham Hill Road, Manchester, M8 9LS
467 Cheetham Hill Road, Manchester, M8 9LR
465 Cheetham Hill Road, Manchester, M8 9LR

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH AREA