MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/23/0485
Date registered valid:	23 July 2023
Proposal:	Discharge of condition3 (materials) attached to planning permission referenced 134392/FH/2022
Address:	13 Hinstock Crescent, Manchester, M18 8UU
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr. Mudasar Ali Shafi Bigam
Agent (if any):	Mr. Niamat Ali NA Design
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25 July 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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 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:

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition no.3 - Materials

3. The materials samples referenced below have been examined.

Brick work: Imperial bricks's Weathered pre war common and Salford smooth red
Roof tiles: Marley's smooth grey Modern concrete interlocking tiles
Windows: Grey uPVC double windows.
Fascia/sofitt: Pvc grey
Gutter/down Pipe: black
Dormer: Marley's smooth grey plain concrete tiles.

On the basis that the gable walls of the part single, part two storey side extension and all elevations of the rearward part single part two storey extension comprise Imperial bricks's Weathered pre war commons; that the front façade of the part single, part two storey side extension comprises Salford red smooth brick , with the porch and front elevation of the existing house being finished in Salford Smooth red brick slips (as referenced on approved Proposed elevation plan ref: NA03 forming part of planning approval ref: 134392/FH/2022) , and the roof and dormer comprise Marley's smooth grey plain concrete tiles, I can confirm condition no.3 is discharged.

Appendix 1 – List of consultees & neighbours notified

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA