

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136443/FO/2023

**Date registered valid:** 23 March 2023

**Proposal:** Erection of two storey side and part single, part two storey rear extension with rear roof dormers and proposed basement with alterations to existing elevations to both nos. 260 and 262 Middleton Road

**Address:** 260 And 262 Middleton Road, Manchester, M8 4WA

**Ward(s):** Higher Blackley Ward

**Applicant:** Dr Rizwan

**Agent (if any):** Mr Subhan Saleem

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Withdrawn

**Date of recommendation:** 10 May 2023

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 21 April 2023

### Standard consultations:

Printed: 5 April 2023      Expired: 26 April 2023

### Neighbour notifications

Printed: 5 April 2023      Expired: 26 April 2023

### 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:** No

**Tree Preservation Order:** No

## 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

### **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**

Highway Services  
Salford City Council

8 Redford Road, Manchester, M8 4WE  
264 Middleton Road, Manchester, M8 4WA  
6 Redford Road, Manchester, M8 4WE  
4 Redford Road, Manchester, M8 4WE  
262 Middleton Road, Manchester, M8 4WA  
258 Middleton Road, Manchester, M8 4WA  
301 Middleton Road, Prestwich, M8 4LY  
299 Middleton Road, Prestwich, M8 4LY  
297 Middleton Road, Prestwich, M8 4LY  
295 Middleton Road, Prestwich, M8 4LY

## **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