

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135854/FH/2022

Date registered valid: 27 February 2023

Proposal: Erection of proposed single storey front, part single/ part two storey side and rear extensions, hip to gable conversion and installation of rear dormer to create additional living accommodation

Address: 156 Manley Road, Manchester, M16 8WD

Ward(s): Chorlton Park Ward

Applicant: Mr & Mrs Ghulam Shabbir

Agent (if any): Mr Talat Zeria HSH Engineering Design Service

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 21 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 March 2023 Expired: 30 March 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: Not applicable

Tree Preservation Order: Not applicable

The applicant has withdrawn the application and will resubmit a revised scheme in the future.

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 Description of area

This application relates to Seventh Day Adventist Church, located on Wilbraham Road in the Fallowfield area of Manchester. The Church was rebuilt in 2004 and re-cladding of the building was undertaken in 2009. The majority of the external site area is covered by a macadam surface for off road parking.

The application site is situated on a busy road, at the Fallowfield end of Wilbraham Road, with a mix of businesses and residential properties. The Church of The Holy Innocents is directly across the road to the north east and the South Manchester Hebrew Congregational Synagogue to the west of the site, both are Grade II buildings. Description of area

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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

125 Manley Road, Manchester, M16 8WE
20 Blenheim Avenue, Manchester, M16 8JT
127 Manley Road, Manchester, M16 8WE
22 Blenheim Avenue, Manchester, M16 8JT
18 Bedford Avenue, Manchester, M16 8JS
125A Manley Road, Manchester, M16 8WE
21 Blenheim Avenue, Manchester, M16 8JT
19 Blenheim Avenue, Manchester, M16 8JT
127A Manley Road, Manchester, M16 8WE
129 Manley Road, Manchester, M16 8WE
154 Manley Road, Manchester, M16 8WD
152 Manley Road, Manchester, M16 8WD
158 Manley Road, Manchester, M16 8NE
20 Bedford Avenue, Manchester, M16 8JS

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA