

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136318/FH/2023

Date registered valid: 13 April 2023

Proposal: Erection of part two storey, part three storey above ground rear extension incorporating a rear balcony and basement, together with hip to gable roof alterations

Address: 48 Lynthorpe Road, Manchester, M40 0JS

Ward(s): Charlestown Ward

Applicant: Mr Michal Gaj

Agent (if any): Mrs Katarzyna Senaczek KTK Group Ltd

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: WITHDRAWN

Date of recommendation: 08.06.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 May 2023

Standard consultations:

Printed: 2 May 2023 Expired: 23 May 2023

Neighbour notifications

Printed: 2 May 2023 Expired: 23 May 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a semi-detached brick built with a red rendered finish, two storey dwellinghouse within a residential area of Charlestown, North Manchester. The property benefits from hard landscaping to the front and rear with an existing single storey rear conservatory.

The remainder of the area is residential in nature with houses of similar size and style. Additionally, Moston Tram Stop is located to the east of the property site.

Description of development

The submitted application seeks planning permission for the erection of part two storey part three storey above ground rear extension incorporating a rear balcony, together with hip to gable roof alterations.

Planning History

134467/FH/2022 Roof alterations involving hip to gable conversion and rear roof dormer.
APPLICATION APPROVED 23.09.2022

Consultations & Notification Responses

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

Environmental Health
The Coal Authority

46 Lynthorpe Road, Manchester, M40 0JS
11 Gisburne Avenue, Manchester, M40 0LB
9 Gisburne Avenue, Manchester, M40 0LB
50 Lynthorpe Road, Manchester, M40 0JS
44 Lynthorpe Road, Manchester, M40 0JS
29 Branston Road, Manchester, M40 0JR

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA