

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135286/FH/2022

Date registered valid: 26 October 2022

Proposal: Erection of a single storey rear extension and installation of rear roof dormer to existing C4 House in Multiple Occupation

Address: 66 Heald Grove, Manchester, M14 4PE

Ward(s): Moss Side Ward

Applicant: Mr Dan Strain 66 Heald Grove, Manchester, M14 4PE

Agent (if any): Mr John Albutt PZvi Architects & Designers Ltd. 47A Park Lane, Stockport, SK12 1RD

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

Recommendation: WITHDRAWAL

Date of recommendation: 07.02.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 November 2022 Expired: 29 November 2022

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 mid terraced property of seven houses and is situated within an established residential area which is predominately characterised by family dwelling houses, many with original boundary treatments, such as the red-brick boundary walls.

The area benefits from being a short distance to Rusholme District Centre, which contains a variety of retail services and amenities, together with a number of local shops and green spaces with Whitworth Park situated to the north of the application site.

Description of development

Consultations & Notification Responses

Local residents were notified, and two responses were received.

Objector 1: Concerns around the additional noise from the construction of the extension.

Objector 2: Concerns around the impact of the rear dormer and the loss of privacy and overlooking on neighbouring properties' habitable rooms. Additionally, not be in keeping with the nature and traditional lines of houses and associated noise that comes with an additional resident at the application property.

Policy

Issues

Principle

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

53 Heald Place, Manchester, M14 4PF
Flat 205, 341A Great Western Street, Manchester, M14 4AL
Flat 204, 341A Great Western Street, Manchester, M14 4AL
Flat 203, 341A Great Western Street, Manchester, M14 4AL
Flat 202, 341A Great Western Street, Manchester, M14 4AL
Flat 201, 341A Great Western Street, Manchester, M14 4AL
Flat 107, 341A Great Western Street, Manchester, M14 4AL
Flat 106, 341A Great Western Street, Manchester, M14 4AL
Flat 105, 341A Great Western Street, Manchester, M14 4AL
Flat 104, 341A Great Western Street, Manchester, M14 4AL
Flat 103, 341A Great Western Street, Manchester, M14 4AL
Flat 102, 341A Great Western Street, Manchester, M14 4AL
Flat 101, 341A Great Western Street, Manchester, M14 4AL
Flat G05, 341A Great Western Street, Manchester, M14 4AL
Flat G04, 341A Great Western Street, Manchester, M14 4AL
Flat G03, 341A Great Western Street, Manchester, M14 4AL
Flat G02, 341A Great Western Street, Manchester, M14 4AL
Flat G01, 341A Great Western Street, Manchester, M14 4AL
341 Great Western Street, Manchester, M14 4AL
68 Heald Grove, Manchester, M14 4PE
57 Heald Place, Manchester, M14 4PF
55 Heald Place, Manchester, M14 4PF
64 Heald Grove, Manchester, M14 4PE

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
Area Team Boundary - Name: SOUTH AREA