

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134950/FO/2022

Date registered valid: 31 October 2022

Proposal: Conversion of dwellinghouse to form three flats , with a three storey rear extension with associated elevational alterations including creation of wall and handrails to front elevation and creation of new stairwell to basement accommodation at the rear

Address: 9 Park Grove, Manchester, M19 3AQ

Ward(s): Levenshulme Ward

Applicant: Mr Nitin Shah Vaudrey Ltd C/o Acres Consulting Ltd, 44 Riddings Road, Altrincham, WA15 6BP

Agent (if any): Mr Barrie Watts 13 Dean Row Road, Cheshire, SK9 2PL

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: WITHDRAWN

Date of recommendation: 13 December 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 18 November 2022 Expired: 9 December 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

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Withdrawn by email dated 8-12-2022

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Greater Manchester Ecology Unit
Greater Manchester Police
Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

7 Park Grove, Manchester, M19 3AQ
Hampden Leigh, Woodfold Avenue, Manchester, M19 3AP
Levenshulme Methodist Church, 826 Stockport Road, Manchester, M19 3AW
13B Park Grove, Manchester, M19 3AQ
Al Raza Foundation, 12 - 16 Park Grove, Manchester, M19 3AQ
11B Park Grove, Manchester, M19 3AQ
13A Park Grove, Manchester, M19 3AQ
11A Park Grove, Manchester, M19 3AQ
1 Park Grove, Manchester, M19 3AQ

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: NORTH AREA