

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0709

Date registered valid: 5 October 2022

Proposal: Application to discharge condition no. 3 (materials) attached to planning permission 133872/FH/2022

Address: 15 Wadebridge Avenue, Manchester, M23 9LS

Ward(s): Brooklands Ward

Applicant: Mrs Joanne Johnson 15 Wadebridge Avenue, Manchester, M23 9LS

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 28 November 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: none required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

Description of area

Residential

Description of development

Discharge of Condition 3 -Render

Consultations & Notification Responses

None

Issues

Visual Amenity

To ensure the colour of the render is appropriate a condition was attached requiring the submission of the details of the render for approval.

The detail of the material is as follows:

Johnston Stormshield silicone render colour Connie.

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: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

3) The following information has been submitted in respect of this planning condition:

Schedule of exterior render sample Johnston Stormshield Silicone render colour Connie stamped as received by the City Council, as Local Planning Authority, on the 29th September 2022.

The above information is considered to be acceptable. The development shall be carried out using the materials specified in this schedule.

Condition 3 is now formally discharged.

Appendix 1 – List of consultees & neighbours notified

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA