

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134795/FH/2022

Date registered valid: 12 September 2022

Proposal: Erection of a single storey rear extension and a front dormer extension to form additional living accommodation

Address: 36 Charlesworth Street, Manchester, M11 3AG

Ward(s): Ancoats & Beswick Ward

Applicant: Mr N Alshammari 36 Charlesworth Street, Manchester, M11 3AG

Agent (if any): Mr Amjad Tahir AFR Studio Ltd 173 A Dickenson Road, Longsight, Manchester, M13 0YN

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

Recommendation: Withdrawn

Date of recommendation: 2 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 15 September 2022 Expired: 6 October 2022

Neighbour notifications

Printed: 15 September 2022 Expired: 6 October 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Withdrawn by email dated 31-10-2022

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

Highway Services
Environmental Health

Flat 29, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 27, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 25, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 23, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 21, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 18, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 16, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 14, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 11, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 9, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 6, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 1, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 30, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 28, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 26, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 24, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 22, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 20, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 19, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 17, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 15, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 13, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 12, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 10, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 8, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 7, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 5, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 4, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 3, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
Flat 2, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
66 Metcombe Way, Manchester, M11 3BY
Managers Office, Charlesworth Court, 18 Bingley Close, Manchester, M11 3RF
68 Metcombe Way, Manchester, M11 3BY
71 Metcombe Way, Manchester, M11 3BY
69 Metcombe Way, Manchester, M11 3BY
67 Metcombe Way, Manchester, M11 3BY
45 Charlesworth Street, Manchester, M11 3AG
43 Charlesworth Street, Manchester, M11 3AG
41 Charlesworth Street, Manchester, M11 3AG

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_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