

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134675/FH/2022

Date registered valid: 10 August 2022

Proposal: Erection of two storey rear extension to form additional living accommodation

Address: 20 Rowood Avenue, Manchester, M8 0RF

Ward(s): Cheetham Ward

Applicant: Mrs Uzma Rasool 20 Rowood Avenue, Manchester, M8 0RF

Agent (if any): M Farooq Building Design Services Via Email

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: **13 September 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 August 2022

Standard consultations:

Printed: 19 August 2022 Expired: 9 September 2022

Neighbour notifications

Printed: 19 August 2022 Expired: 9 September 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: No

Tree Preservation Order: No

Description of area

Description of development

Consultations & Notification Responses

Issues

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
Transport For Greater Manchester

15 Rowood Avenue, Manchester, M8 0RF
18 Rowood Avenue, Manchester, M8 0RF
24 Rowood Avenue, Manchester, M8 0RF
22 Rowood Avenue, Manchester, M8 0RF
13 Rowood Avenue, Manchester, M8 0RF

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 Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA