

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133714/FH/2022

Date registered valid: 9 May 2022

Proposal: Erection of three storey side extension to form garage at ground floor with living accommodation above

Address: 33 Astoria Avenue, Manchester, M40 2GB

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Jonathan Hutchins 33 Astoria Avenue, Manchester, M40 2GB

Agent (if any): Mr Mark Percival ArchitectureM 14 Fairfield Square, Droylsden, M43 6AD

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 24 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 May 2022 Expired: 9 June 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:

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 WithdrawnWithdrawn

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

16 Astoria Avenue, Manchester, M40 2GB
35 Astoria Avenue, Manchester, M40 2GB
31 Astoria Avenue, Manchester, M40 2GB
29 Astoria Avenue, Manchester, M40 2GB
27 Astoria Avenue, Manchester, M40 2GB
10 Warden Street, Manchester, M40 2EG
Flat 9, 12 Warden Street, Manchester, M40 2EG
Flat 8, 12 Warden Street, Manchester, M40 2EG
Flat 7, 12 Warden Street, Manchester, M40 2EG
Flat 6, 12 Warden Street, Manchester, M40 2EG
Flat 5, 12 Warden Street, Manchester, M40 2EG
Flat 4, 12 Warden Street, Manchester, M40 2EG
Flat 3, 12 Warden Street, Manchester, M40 2EG
Flat 2, 12 Warden Street, Manchester, M40 2EG
Flat 1, 12 Warden Street, Manchester, M40 2EG
12 Warden Street, Manchester, M40 2EG

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH