

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133756/FH/2022

Date registered valid: 12 May 2022

Proposal: Erection of single storey front and side extension to form additional living accommodation

Address: 2 Totland Close, Manchester, M12 5RY

Ward(s): Longsight Ward

Applicant: Mr Asghar Butt 2 Totland Close, Manchester, Manchester, M12 5RY

Agent (if any): Mr Mudasir Nawaz NM Architectural Services Ltd Flat 35, 17 Standish Street, Liverpool, L3 2BD

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 1 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 20 May 2022 Expired: 10 June 2022

Neighbour notifications

Printed: 20 May 2022 Expired: 10 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

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

Highway Services
Environmental Health

55 Pink Bank Lane, Manchester, M12 5GR
188 Pink Bank Lane, Manchester, M12 5RF
Flat 7, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 5, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 38, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 36, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 33, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 3, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 27, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 25, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 22, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 20, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 19, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 16, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 14, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 10, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
8 Totland Close, Manchester, M12 5RY
Flat 6, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 39, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 37, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 35, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 34, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 32, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 30, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 29, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 26, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 24, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 23, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 21, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 2, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 18, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 17, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 15, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 11, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 1, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
190 Pink Bank Lane, Manchester, M12 5RF
53 Pink Bank Lane, Manchester, M12 5GR
51 Pink Bank Lane, Manchester, M12 5GR
10 Totland Close, Manchester, M12 5RY
6 Totland Close, Manchester, M12 5RY
4 Totland Close, Manchester, M12 5RY

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

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