

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133368/FH/2022

Date registered valid: 6 April 2022

Proposal: Erection of a first-floor rear extension to create additional living space

Address: 102 Ladybarn Road, Manchester, M14 6WQ

Ward(s): Fallowfield Ward

Applicant: Mr Ross 102 Ladybarn Road, Manchester, M14 6WQ

Agent (if any): Mr Mohamed Hussein Ahmed M1 Architecture Ltd 7 Margate Avenue,
Manchester, M40 2TW

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

Recommendation: Withdrawn

Date of recommendation: 14 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 14 April 2022 Expired: 5 May 2022

Neighbour notifications

Printed: 14 April 2022 Expired: 5 May 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Withdrawn by email dated 9 June 2022.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

Environmental Health

5 Ladybarn Lane, Manchester, M14 6NQ
3 Ladybarn Lane, Manchester, M14 6NQ
7B Ladybarn Lane, Manchester, M14 6NQ
3 Evelyn Street, Manchester, M14 6WF
2 Evelyn Street, Manchester, M14 6WF
1 Evelyn Street, Manchester, M14 6WF
Flat 8 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 3 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 5 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
3A Ladybarn Lane, Manchester, M14 6NQ
7 Ladybarn Lane, Manchester, M14 6NQ
1 Ladybarn Lane, Manchester, M14 6NQ
Room 1 Flat 9, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 2 Flat 8, Newto House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 1 Flat 7, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 4 Flat 6, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 2 Flat 6, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 1 Flat 6, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 3 Flat 2, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 2 Flat 1, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 1 Flat 10, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 3 Flat 5, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 2 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 3 Flat 9, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 4 Flat 5, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 2 Flat 4, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 1 Flat 3, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 1 Flat 2, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 3 Flat 6, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 1 Flat 7, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 1 Flat 2, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 9 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 4 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 2 Flat 9, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 3 Flat 6, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 5 Flat 5, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 2 Flat 3, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
Room 4 Flat 12, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 4 Flat 11, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 3 Flat 11, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 1 Flat 9, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 4 Flat 5, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Room 1 Flat 5, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 1, 1A Ladybarn Lane, Manchester, M14 6NQ
Flat 1 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 8 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 3 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 7 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 6 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 6 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW

Room 2 Flat 7, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 3 Flat 4, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 1 Flat 1, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 3 Flat 12, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 1 Flat 11, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 4 Flat 6, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Flat 9 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Flat 2 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 5 Flat 6, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 1 Flat 5, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 2 Flat 12, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 6, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 5, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 1 Flat 3, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 1 Flat 1, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Flat 5 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Flat 7 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 4 Flat 9, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 1 Flat 8, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 1 Flat 4, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 1 Flat 4, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 1, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 104 Ladybarn Road, Manchester, M14 6WQ
 Flat 3, 1A Ladybarn Lane, Manchester, M14 6NQ
 Room 5 Flat 9, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 1 Flat 12, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 10, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 9, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 8, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 7A Ladybarn Lane, Manchester, M14 6NQ
 Flat 2, 1A Ladybarn Lane, Manchester, M14 6NQ
 Room 3 Flat 5, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 2 Flat 5, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 2 Flat 2, Newton House Chancellors Court, Moseley Road, Manchester, M14 6ZX
 Room 2 Flat 11, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 7, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 1 Flat 6, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 4, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 2, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 2 Flat 3, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Room 1 Flat 8, Dalton House Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Flat 12 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Flat 1 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Flat 4 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
 106 Ladybarn Road, Manchester, M14 6WQ
 Flat 10 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
 Flat 11 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW

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

Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Moseley Road/Ladybarn Lane)

Area Team Boundary - Name: NORTH2