

## **Stepping Hill Area Committee**

**22<sup>nd</sup> June 2021**

### **DEVELOPMENT APPLICATIONS**

#### **Report of the Corporate Director for Place Management and Regeneration**

##### **ITEM 1**

DC/079870

##### **SITE ADDRESS**

7 Berkeley Road, Hazel Grove, Stockport SK7 4PA

##### **PROPOSAL**

Erection of a detached, two-storey, two-bedroom dwelling house (Use Class C3(a)) to the rear of 7 Berkeley Road, with associated parking, landscaping and boundary treatments, using the existing vehicle access to Garthland Road, and the creation of a new vehicle access to Berkeley Road, with associated parking area.

##### **INFORMATION**

The applications need 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 the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 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 Unitary Development Plan, the Head of Development and Control has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

This Copyright has been made by or with the authority of SMBC pursuant to section 47 of the Copyright Designs and Patents Act 1988 ('the Act'). Unless the Act provides the prior permission of the copyright owner'. (Copyright (Material Open to Public Inspection) (Marking of Copies of Maps) Order 1989 (SI 1989/1099)