

# **Stepping Hill Area Committee**

**8<sup>th</sup> April 2025**

## **DEVELOPMENT APPLICATIONS**

### **Report of the Deputy Chief Executive**

#### **ITEM 1**

DC/093676

#### **SITE ADDRESS**

2A Montrose Avenue  
Woodsmoor  
Stockport  
SK2 7DU

#### **PROPOSAL**

Demolition of existing bungalow and garage, and erection of two detached dormer bungalow dwelling houses (Use Class C3(a)), with associated accesses, parking, boundary treatments, and associated works.

#### **INFORMATION**

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 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.

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