

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Andrew R Chadwick
13 Mabford Close
Manchester
M22 8AE

Agent (if used)

Mr Steve Ingram
S. Ingram & Associates
Design Studio
Heights Lane
Delph
Oldham
OL3 5TU

Part 1 – Particulars of the application/development

Proposal: Outline application with all matters reserved except for access, layout and scale for the erection of a two storey, detached dwellinghouse (Class C3) following demolition of garage

Location: 69 Ashley Lane, Manchester, M9 4NU

Date of application: 11 April 2022

Application number: 133075/OO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reason(s) for decision

1) Having regard to the relationship of the proposed development with the surrounding properties in the area, the proposed development, would constitute an inappropriate form of development, which would be out of keeping with the character and pattern of development in the local area. The proposal is therefore contrary to the provisions of policies SP1, H1 and DM1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework.

2) The proposed building by reason of its position, scale, mass and relationship with 71 Ashley Lane would form an overbearing, intrusive and over-dominant feature, harmful to the amenity of adjoining occupiers, contrary to policies DM1, SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

3) The applicant has failed to demonstrate that the proposed development would not contribute to local flood risk. Proposed buildings should not be positioned above culverts or within the appropriate easements. City Council records indicate the presence of a culverted ordinary watercourse (Moss Brook) crosses or bounds the site and as such, further site-specific investigative information is required to confirm the presence of the culvert and if detected, the proposal should include appropriate diversion or realignment plans. The proposed development is therefore contrary to policies EN14 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Date: 6 June 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.