MANCHESTER CITY COUNCIL

Planning

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Date: 7 June 2021

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Application No.: 130208/PDE/2021
Description: Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 3m and a height at eaves of 3m
Location: 22 Fairview Avenue, Manchester, M19 2AN

I write in relation to the above application to inform you that the City Council **refuses** permission for the extension for the following reason(s):

Manchester City Council confirms that objection(s) have been received and the City Council has therefore assessed the impact of the development on the amenity of all adjoining neighbours.

The Council believes that the development would impact on the residential amenity of the neighbours at No. 24 Fairview Avenue, as the proposed rearward projection of 6m would have an overbearing presence and create an oppressive sense of enclosure. The extension would rise significantly above the boundary fence and, given its depth, would dominate the most used part of the garden area at No. 24 and consequently it will likely reduce sunlight and daylight considerably, given the northern facing rear garden and the path of the rising and setting sun. The overbearing 6m long and 3m high blank wall of the extension, would make the room to the rear of the house appear dark and gloomy and generally less pleasant to use. Whilst less dominant to the occupiers of No. 23 Old Hall Lane, it would still appear out of proportion and overbearing, sitting only 3m away from the rear boundary fence, making their garden space a less pleasant space to use.

The proposed extension is considered to be unacceptable in terms of its scale and massing and would be detrimental to visual and residential amenity within the area, contrary to saved Unitary Development Plan Policies DC1.1, DC1.2, DC1.3, and policy DM1 of the Core Strategy.

If the applicant is aggrieved by the decision to refuse permission or approval for the proposed development they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision.

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.

Should you wish to discuss this matter any further please contact Adam Neil.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing