MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr U Notarpippo
1154 Rochdale Road
Manchester
M9 6ER

Agent (if used)

Ms Sarah Bolsover
Smashbox Architecture
97 Alderley Road
Wilmslow Road
SK9 1PT

Part 1 – Particulars of the application/development

Proposal: Erection of single storey extension to rear and addition of external stair to provide access to first floor flat

Location: 1154 Rochdale Road, Manchester, M9 6ER

Date of application: 24 August 2020

Application number: 127694/FO/2020

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, negotiations were undertaken but no practical design or other suitable mitigation could be found to alleviate the concerns of Greater Manchester Police and the City Council in regard to the potential impacts of the development regarding community safety, crime prevention, health and wellbeing of residents or visual and neighbouring occupier's amenity.

Reason(s) for decision

1) The proposal is considered to not result in a safe and secure development as a result of the lack of natural surveillance to the proposal site making users of the structure vulnerable. The proposal would thereby have a negative impact on community safety and crime prevention and would fail to make a positive contribution to the health, safety and wellbeing of residents. The proposal would therefore not be in accordance policies SP1 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework (NPPF).

2) The introduction of the staircase and flat roof rear extension, by virtue of their siting, scale, length and appearance will create a feature that is considered to be out of character with the street scene and would have an unduly harmful visual impact on the street scene. The staircase would be considered to harm neighbouring occupier's amenity in regard to overlooking from the staircase and flat roof extension into neighbouring gardens. The proposal is therefore not considered to accord with policies SP1, DM1 and EN1 of the Manchester Core Strategy (2012), saved policy DC1.1, DC1.2, DC1.3 and DC1.6 of the Unitary Development Plan for the City of Manchester (1995), and the National Planning Policy Framework (NPPF).

Date: 1 December 2020

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.