MANCHESTER CITY COUNCIL

Planning

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Date: 16 November 2020

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.: 128026/PDE/2020
Description: Prior notification of proposed larger home extension projecting 5m to the rear, with a maximum height of 3m and a height at eaves of 2.7m
Location: 8 Sunningdale Avenue, Manchester, M11 4HS

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 impacts on the residential amenity of the neighbours at No. 6 Sunningdale Avenue, as the proposed rearward projection of 5m would have an overbearing presence and create an oppressive sense of enclosure, occupying over 50% of the views along this neighbouring boundary, consequently it will likely reduce sunlight and daylight considerably to the ground floor windows and the garden for much of the afternoon, this due to its northern facing position. The proposal will be a visually intrusive form of development on the amenity of this neighbour, dominating the views from the rear ground floor window of this property and make the garden a less pleasant space to use for its current and future occupiers.

Whilst inset slightly from the boundary with No. 10 Sunningdale Avenue as a result of the shared, but enclosed passage between the two properties, a considerable proportion of the extension would still appear over the existing boundary fence and occupy views along this boudary, although this would be less dominant it would still appear out of proportion and overbearing. It is likely that some sunlight and daylight will be reduced, but this would be limited to the early part of the day and is therefore unlikely to harm the living conditions of those occupiers.

The proposed extension would be situated on land that sits slightly more elevated than its rearmost neighbour at No. 14 Ravensbury Street, the rear door of this property sitting 0.5m lower than its adjacent garden, which then rises towards the proposal address; the consequence of which would be that although the rear wall of the proposal would be

around 4m away from this common boundary, its height would be accentuated by the elevated land levels and appear as a bulky and visually intrusive form of development, both from the rear garden of No.14 and the rear ground floor widow.

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 exceed 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