MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Ms Jordan
6 Lynnwood Road
Manchester
M19 1RJ

Agent (if used)

Miss Jennifer Corbett
Hive Architects Studio Ltd
Beckhouse
77A King Street
Knutsford
WA16 6DX

Part 1 – Particulars of the application/development

Proposal: Installation of a rear dormer together with a hip to gable conversion and roof lights to front, together with the retrospective erection of single storey side and rear extension

Location: 6 Lynnwood Road, Manchester, M19 1RJ

Date of application: 27 November 2018

Application number: 121943/FH/2018

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved Policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

a) Drawing numbered 11, project reference 150-01, drawn by SB and dated 20/08/18, showing the proposed ground and first floor plans, received by the City Council as Local Planning Authority with the planning application on 26 November 2018.
b) Drawing numbered 12, project reference 150-01, drawn by SB and dated 20/08/18, showing the proposed loft and roof plan, received by the City Council as Local Planning Authority with the planning application on 26 November 2018.
c) Drawing numbered 13, project reference 150-01, drawn by SB and dated 20/08/18, showing the proposed elevations, received by the City Council as Local Planning Authority with the planning application on 26 November 2018.
d) Site Location Plan, numbered 01, project reference 150-01, drawn by SB and dated 20/08/18, received by the City Council as Local Planning Authority with the planning application on 26 November 2018.
e) Site Layout Plan, numbered 10, project reference 150-01, drawn by SB and dated 20/08/18, received by the City Council as Local Planning Authority with the planning application on 26 November 2018.
f) Equitone booklet, unnumbered and undated, showing the material details and colour of the Equitone façade in 'Nimbus' N281, received by the City Council as Local Planning Authority on 17 January 2019.
g) Equitone fibre cement façade materials information sheet, unnumbered and dated January 2019, received by the City Council as Local Planning Authority on 17 January 2019.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture and as listed with the drawings above.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Informatives

This decision relates to the extension or improvement of an existing dwellinghouse, falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not infer or imply approval for the use of the property for any other purpose.

Manchester City Council has made an Article 4 Direction to remove permitted development rights that allow for a change of use from Class C3 - *Dwellinghouses* to Class C4 - *House in Multiple Occupation*. This means that from 8 October 2011, planning permission is required for a change of use from a Dwellinghouse to a House in Multiple Occupation. Further information regarding the Article 4 direction can be found on Manchester City Council's website:

www.manchester.gov.uk/info/200074/planning/4847/article_4_direction

If you intend to use the property to which this decision relates for any purpose other than a dwellinghouse, you should first contact Manchester City Council's Planning Service. Failure to obtain any necessary planning permission prior to carrying out a

material change of use or physical development could result in enforcement action being taken, which can have serious implications.

This permission does not grant approval under Building Regulations.

We would advised you of your obligations and responsibilities under the Party Wall Act etc. 1996 in terms of any development approved by this application, which would have an impact on the boundary between the site property and the adjoining neighbouring properties.

Further information regarding the Party Wall Act etc. 1996 can be found on the following website:-

https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

Planning policy states that the waste storage containers should be accommodated at the rear of the property in a designated storage area that is sensitively located and designed.

The web link below contains information on the Council's Waste Management Strategy:-

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Date: 5 February 2019

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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

Notes

1. This permission refers 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 12 weeks of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that is available through the gov.uk website at www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 of 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.