MANCHESTER CITY COUNCIL

Planning

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Anthony Gilbert
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Date: 12 December 2017

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015
Application No.: 118223/PDE/2017
Description: Prior notification of proposed larger home extension for single storey rear extension with a rearward projection of 6m, maximum eaves height of 3m and total roof height of 4m
Location: 4 Redshaw Close, Manchester, M14 6JB

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 neighbours.

The Council believes that the development impacts on the amenity of neighbours at 2 Redshaw Close as the proposed rearward projection of 6 metres would have a significant detrimental impact on the adjoining property due to loss of light and outlook. In addition to this, the intensification of the use of this property as a house in multiple occupation will detract from the amenity of the area; to the detriment of the living conditions of neighbouring occupiers, contrary to the aims of policy DM1, SP1 and H11 of the Core Strategy of the Local Development Framework, together with saved policy DC1 of the Unitary Development Plan for the City of Manchester.

Should you wish to discuss this matter any further please contact Lisa Holland.

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing