MANCHESTER
CITY COUNCIL

Planning

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Manchester M60 2LA

Mr Jon McQuillan
336 Barlow Moor Road
Manchester
M21 8AY

Date: 25 April 2018

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015
Application No.: 119399/PDE/2018
Description: Notification of larger home extension involving a single storey rear extension extending 5.5 metres, 4 metres in height and 3 metres in height to eaves level
Location: 336 Barlow Moor Road, Manchester, M21 8AY

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 residential amenity of neighbours at 338 Barlow Moor Road as the proposed rearward projection of 5.5 metres and overall height of 4.0 metres would have a significant detrimental impact on the adjoining property, in terms of the development creating a 'tunnelling' effect, which would impact upon the loss of light and outlook and would therefore be contrary to saved Unitary Development Plan Policies DC1.1, DC1.2, DC1.3, and policy DM1 of the Core Strategy.

Should you wish to discuss this matter any further please contact Nasira Farooq.

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing