MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mohammed Imran
315 Dickenson Road
Longsight
Manchester
M13 0NR

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Use of basement to form self-contained flat and elevational alterations involving opening of previously enclosed windows.

Location: 315 Dickenson Road, Longsight, Manchester, M13 0NR

Date of application: 10 May 2012

Application number: 099321/FO/2012/N2

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.

Reason(s) for decision

0) REFUSE on the basis that the proposed basement conversion creates an inadequate level of accommodation for the future intended occupiers of the basement flat by reason of poor levels of light ingress, the absence of any private amenity space and has an unsatisfactory relationship with adjacent commercial premises resulting in a potential for residential disamenity from noise and general disturbance contrary to the provisions of policy 5.1(a) of the Unitary Development Plan for the City of Manchester, policy DM1 of the adopted Core Strategy and policies 2.3 and 2.7 of the Guide to Development in Manchester 2 Supplementary Planning Guidance.

1) The proposed basement conversion, by reason of the inadequate provision of natural light ingress opportunities, would create a standard of accommodation that is unsatisfactory by virtue of the fact that the arrangement of the rooms is such that natural lighting will be so inadequate as to render the flat unfit contrary to policies DC5.1a and DC5.3a of the Unitary Development Plan for the City of Manchester, policies 2.3 and 2.7 of the Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance and policy DM1 of the Core Strategy for Manchester (adopted July 2012).

2) The proposed creation of a two bedroom flat in the basement of 315 Dickenson Road constitutes an overly intensive use of the existing commercial property resulting in increased noise and activity from the comings and goings, the level of refuse and bin storage which would be generated and required by the development. These issues will have a detrimental impact on the amenity of existing occupiers of the building as well as future occupiers of the proposed flat. This is contrary to the provision of policy DC5 of the Unitary Development Plan for the City of Manchester (Adopted 1995), The Guide to Development in Manchester Supplementary Planning Document (SPD) (Adopted 2007) and policy DM1 of the Manchester Core Strategy (adopted July 2012).

3) Having regard to the character and density of the development, it is considered that the development fails to make adequate provision for private outdoor amenity space, to meet the needs of the existing and future occupiers of the property, and the proposal would constitute overdevelopment of the site. The proposal would not therefore result in a high quality, sustainable or attractive environment and would therefore be detrimental to the context, character and visual amenity of the area, the residential amenities of the future occupiers of the site and to the commercial character of the building, contrary to policy DC5 of the Unitary Development Plan for the City of Manchester (Adopted 1995), The Guide to Development in Manchester Supplementary Planning Document (SPD) (Adopted 2007) and policy DM1 of the Manchester Core Strategy (adopted July 2012).

Date: 25 July 2012

Signed: 

Julie Roscoe
Head of Planning
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, he may appeal to the First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he 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 First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 his 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

First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.