Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Cutting rooms C/o Agent	PH Architects 7 Larkwood Close Cambrook Stalybridge SK15 3NL

Part I – Particulars of Application

Date of Application	Application ref. no.
22 February 2010	092429/FO/2010/N2

Particulars and location of development:

Alterations to form additional self contained flat at second floor including installation of dormer window to front

940 Ashton New Road
Clayton
Manchester
M11 4GT

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision **Refused**
Date of Decision **16 April 2010**

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) The provision of these apartments would fail to provide an appropriate mix of housing types in this locality and would add to an oversupply of apartments in the area, which would have a detrimental impact upon the character of the local area and fail to maintain a sustainable community, contrary to policies H1.2 and H2.2 of the Unitary Development Plan for the City of Manchester City Council

Interim Policy Approach (Housing Development Pipeline: Planning Response), and the guidance contained within the Guide to Development in Manchester Supplementary Planning Document and Guidance, The Central Manchester Strategic Regeneration Framework, Planning Policy Statement 1 and Planning Policy Statement 3.

2) Having regard to the character and density of the development and the number and type of residential units, it is considered that the development fails to make adequate provision for private outdoor amenity space, to meet the needs of the future occupiers of the residential units, 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, urban form and visual amenity of the area, the residential amenities of the future occupiers of the site and the existing occupiers of the surrounding residential accommodation, contrary to policy H2.2 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester Supplementary Planning Document and Guidance, Planning Policy Statement 1 and Planning Policy Statement 3.

3) The proposed development does not make any arrangements for the parking of vehicles within the curtilage of the site and it is considered that the potential levels of traffic generated by the use would result in on-street parking in the locality which would have a negative impact on the character of the area and be detrimental to the amenity of neighbouring residents. The proposed development would therefore be contrary to policies T2.4, H2.2 and DC5 of the Unitary Development Plan for the City of Manchester.

4) The proposed dormer by reason of its design, massing, scale and position would constitute an overdominant and intrusive feature on the front elevation of 940 Ashton New Road Road that would be out of character with the street scene and would therefore be detrimental to the current level of visual amenity enjoyed along Ashton New Road. The proposed development is therefore contrary to the provisions of policies E3.3, DC1 and H2.2 of the Unitary Development Plan for the City of Manchester.

Signed……

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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**.**

3. 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.

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. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

4. 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.

5. 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

6. 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.