Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
PDPG Ltd - Mr Ashley Hall Depleach Hall Wilmslow Road Cheadle Stockport Cheshire SK8 1DR	4mation Architecture Ltd 4 - 6 Bank Chambers Church Street Wilmslow Cheshire SK9 1AU

Part I – Particulars of Application

Date of Application	Application ref. no.
25 November 2008	087022/FO/2008/S2

Particulars and location of development:

Erection of 5 no. 2 storey dwellings with associated landscaping and car parking following demolition of existing bungalow.

2 Cunningham Drive
Woodhouse Park
Manchester
M22 5LT

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 **19 January 2009**

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 proposed development constitutes over development and 'Backland' development, due to the level of built form and hard landscaping proposed, coupled with a poor relationship with Cunningham Drive and Thorn Drive and proximity with surrounding properties. As a consequence, the proposal will

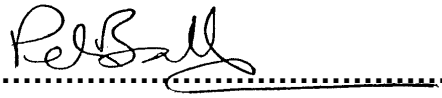
create inadequate levels of amenity space for the proposed dwellings and create little space between existing and proposed properties. This would have a detrimental impact upon the overall character of the street scene and to the visual and residential amenity of the current and proposed residents, which is contrary to policies H2.1, H2.2, H2.7 and DC6 of the Unitary Development Plan for the City of Manchester (Adopted 1995), the Guide to Development in Manchester SPD (Adopted April 2007), Planning Policy Statement One and Planning Policy Statement 3.

2) The proposed residential development, due to its siting and proximity to the dwellings at 2 Cunningham Drive and 8 Thorn Drive, would have a detrimental impact upon the current levels of residential amenity enjoyed by the existing and proposed residents due to noise and disturbance that will be created by the unusual layout. Furthermore, the cul-de-sac arrangements will make the dwellings vulnerable to crime and anti-social behaviour which is contrary to the provision of policies H2.2, E3.5 and DC6 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

3) The proposal will create inadequate levels of amenity space for the dwellings which would be detrimental to the residential and visual amenity of the proposed occupants of the dwellings. This is contrary to the provisions of policy H2.1, H2.2, H2.7 and DC6 of the Unitary Development Plan for the City of Manchester (Adopted 1995), the Guide to Development in Manchester SPD (Adopted April 2007), Planning Policy Statement One and Planning Policy Statement 3.

4) The proposal does not provide any tree replacement given the significant amount of trees to be lost at the application site. This is contrary to the provisions of policy H2.1 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester SPD (Adopted April 2007) and Manchester City Councils Tree Strategy (2006).

5) Insufficient information has been submitted in respect renewable energy and energy efficiency of the proposed residential building. In absence of this information, it has not been possible to demonstrate that the proposal would comply with policies E1.5 and E1.6 within the Unitary Development Plan for the City of Manchester (Adopted 1995), the guidance contained within the Guide to Development in Manchester SPD (Adopted 1995) and the Code for Sustainable Homes.

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.