MANCHESTER CITY COUNCIL

IMPORTANT

Planning Permission and Notices of Consent

Compliance with Conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee of £25 is payable for each request to discharge conditions.
- For advice on any of these matters, please contact the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Mr Farah Khan	Mr Frank Summerfield Torplan Ltd
20 Homestead Crescent Burnage M19 1QL	216 Heaton Moor Road Heaton Moor Stockport SK4 4DU

Part I – Particulars of Application

Date of Application	Application ref. no.
26 February 2009	089112/FH/2009/S2

Particulars and location of development:

Retention of single storey side and rear extension and erection of patio area with steps to rear garden following part demolition of existing unauthorised single storey extension.
20 Homestead Crescent, Burnage, Manchester, M19 1QL

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 Approved
On the basis that the proposal is in accord with the City Council's Unitary Development Plan, in particular policy H2.2 which seeks to protect the amenity of residents from the adverse impact of developments and policy DC1 which sets down the criteria to be considered in determining applications for residential extensions and there are no material considerations of sufficient weight to indicate otherwise.

Date of Decision 25 June 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) Within three months from the date of this permission, any remaining elements of the walls and floor of the existing unauthorised single storey rear extension, not expressly approved by this permission (shown on drawing 03 and 04 stamped 13/05/2009) shall be demolished.

Reason: In the interests of residential amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re--enacting that Order) (with or without modification), no windows or other openings shall be constructed in the south elevation of the extension herby approved.

Reason: In the interests of residential amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) The flat roof of the extension hereby approved and shown on drawing 03 and 04 stamped 13/05/2009 shall not be used for any purpose other than as a means of escape in emergency or for the maintenance of the building.

Reason: In the interests of residential amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) The patio area herby approved shall be constructed in accordance with the details and specifications shown on drawing 03 and 04 stamped 13/05/2009 unless otherwise agreed in writing by City Council as Local Planning Authority.

Reason: In the interests of residential amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) The retaining walls of the patio area hereby approved shall be constructed in materials to match the external elevations of the rear extension approved as part of this permission, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason: In the interests of residential amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) Within three months from the date of this permission a scheme indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority and shall be implemented prior to the patio area being used.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies H2.2, E3.3 and E3.5 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.

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.