MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mrs Heeam Noor
11 Ulverston Avenue
Withington
Manchester
M20 1DU

Agent (if used)

Mr Ronald Gonshaw
Gonshaw Associates
The Studio
3 Kendal Drive
Gatley
Cheadle
Cheshire
M45 7PG

Part 1 – Particulars of the application/development

Proposal: Change of use of property into 2no. self-contained flats and installation of door on to Horton Road and elevational alterations to rear

Location: 52 Yew Tree Road, Moss Side, Manchester, M14 7PP

Date of application: 14 March 2014

Application number: 105128/FO/2014/S1

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.

Article 31 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Reason(s) for decision

1) The conversion of this modest end terraced residential property (Class C3) into two self contained flats in an area where there is a high concentration of two bedroom terraced properties and a shortage of three bedroom family houses would reduce the variety of accommodation available and have a detrimental impact on the character of the area. The proposed development is therefore contrary to the provisions of Core Strategy Policies H11, DM1 and SP1 and saved Unitary Development Plan policy DC5 and the NPPF.

2) The proposed development fails to make adequate off street parking provision for the proposed development. The development will therefore lead to increased demand for the limited on-street parking available to the detriment of the amenity of local residents. The proposed development is therefore contrary to the provisions Core Strategies policy DM1and SP1 and Saved Unitary Development Plan policy DC5 and the NPPF.

3) The proposed development fails to provide adequate private amenity space and refuse storage for the proposed development. The development will therefore be detrimental to future occupiers of the flats and the amenity of local residents. The proposed development is therefore contrary to the provisions Core Strategies policy DM1and SP1 and Saved Unitary Development Plan policy DC5 and the NPPF.

Date: 9 May 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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.