

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Naeem Khan
38 Boar Green Close
Manchester
M40 3AW

Agent (if used)

Mr Nick Goodchild
Goodchild Design Partnership(GDP)
132-134 Great Ancoats Street
Manchester
M4 6DE

Part 1 – Particulars of the application/development

Proposal: Erection of a two storey rear extension

Location: 38 Boar Green Close, Manchester, M40 3AW

Date of application: 1 July 2024

Application number: 140413/FH/2024

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 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance revisions to the initially submitted plan were subsequently submitted, (dated, 22/08/24). These plans would comprise of an "L-shape" two storey rear extension which would be flush with the gable elevations of the host dwelling. These subsequent revisions were still considered to be unacceptable as the issues outlined in previous correspondence and the advice provided on how to overcome those issues have not been sufficiently demonstrated through these sets of plans. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, the Core Strategy, the National Planning Policy Framework and all other material considerations.

Reason(s) for decision

1) The proposed extension by reason of the resultant overall cumulative mass of built form coming forward of and in such close proximity to the first floor common shared boundary with no. 40 Boar Green Close would create an overbearing and visually

oppressive feature in terms of outlook from the neighbouring property and gardens; contrary to the provisions of policies SP1, DM1 and EN1 of The Manchester Core Strategy Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (1995).

2) The proposed two storey rear extension, by reason of its scale, design and relationship to the neighbouring property, no. 40 Boar Green Close, and surrounding properties form an overly bulky and visually obtrusive feature, which is out of character with, and fails to contribute positively to, the local area. The proposal would therefore have an unduly harmful impact in relation to design and appearance, which is contrary to the City Council's Planning Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) - Chapter 2: Design; Policy JP- S1 of Places for Everyone (2024) and chapter 12 of the National Planning Policy Framework (2012).

Date: 23 August 2024

Signed: 

Julie Roscoe
Director 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of this 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 12 weeks).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-householder-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they 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 or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 their 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.