

## **Town & Country Planning Act 1990 (as amended)**

### **Refusal of Planning Permission**

#### **Applicant**

Ms Linh Su  
153 Victoria Avenue East  
Manchester  
M9 6HL

#### **Agent (if used)**

Dr Kanadi Jagafa  
Mason and Marlowe Ltd  
Colony  
5 Piccadilly Place  
Manchester  
M1 3BR

### **Part 1 – Particulars of the application/development**

---

**Proposal:** Retention of single storey side and rear extension, and single storey rear conservatory

**Location:** 153 Victoria Avenue East, Manchester, M9 6HL

**Date of application:** 28 May 2024

**Application number:** 140117/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**

---

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, but a revised scheme which overcame concerns raised was not received.

### **Reason(s) for decision**

---

1) The retention of the single storey rear conservatory, by virtue of its projection, siting, scale and massing forms an overbearing and visually intrusive feature leading to loss of light implications against the common boundaries with no.149 and no.155 Victoria Avenue East, given the existing single storey side and rear extension at the site, to the detriment of residential amenity. As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1 of the Core Strategy for Manchester, JP-S1 of the Places for Everyone Plan and Policy DC1 of the Unitary Development Plan for the City of Manchester.

2) The single storey rear conservatory by reason of the projection, colouration, appearance and materiality creates a visually intrusive feature. As such, the proposal harms the quality of the building and previous extensions at the property in visual terms, and adversely affect the visual amenity and character of the area. As such the proposal is contrary to the City Council's Core Strategy Planning Policies SP1, DM1 and EN1, JP-S1 of Places for Everyone, Policy DC1 of the Unitary Development Plan and Section 8 and 12 of the NPPF.

Date: 19 July 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](http://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.