



Mr Niamat Ali
NA Design
47 Egerton Road South
Manchester
M21 0YW

Date: 11 July 2023

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 137067/PDE/2023

Description: Prior notification of proposed larger home extension projecting 4m to the rear, with a maximum height of 3.7m and a height at eaves of 2.8m

Location: 31 Falshaw Way, Manchester, M18 7TG

I write in relation to the above application to inform you that the City Council **refuses** permission for the extension for the following reason(s):

1) Manchester City Council confirms that objection(s) have been received and the City Council has therefore assessed the impact of the development on the amenity of all adjoining neighbours.

The Council believes that the development would impact on the residential amenity of the neighbours at No. 29 and No. 33 Falshaw Way, in that it would have an overbearing presence and have a detrimental impact on the living conditions of neighbouring residents. The extension would project considerably above the boundary fence and given its length, it is considered that it would dominate the most used part of the gardens at No. 29 and No. 33 and consequently it will likely reduce sunlight and daylight considerably to that area of the garden of No. 29, making the rooms to the rear of the neighbouring house appear dark and gloomy and generally less pleasant to use.

The proposed extension is considered unacceptable, in that it would likely be detrimental to neighbouring residential amenity. In addition, the proposed extension is considered to be unacceptable in terms of its scale and massing and would be detrimental to visual and residential amenity within the area. As such the development is considered to be contrary to saved Unitary Development Plan Policies DC1.1, DC1.2, DC1.3, and policy DM1 of the Core Strategy.

If the applicant is aggrieved by the decision to refuse permission or approval for the proposed development they may appeal to the Secretary of State in accordance with

Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision.

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/planning-inspectorate. 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.

Should you wish to discuss this matter any further please contact Angelina Ward.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing