

46 Assheton Road, Manchester, M40 1NL

Appeal Statement

We are appealing the refusal on the grounds that whilst the planning department stated that due to the following :

The erection of a part single, part two storey rear extension by reason of its proximity to the shared boundary, together with the size, scale, bulk and massing of the proposal, it is considered that the proposal would have an overbearing impact and would create an intrusive feature in the form of expanse brickwork along this boundary in close proximity to nearby properties, to the detriment of the residential amenity to the occupiers of 44 Assheton Road.

Our appeal is based on the fact that the neighbours at both 48 and 52 Assheton Road have had the same first floor element to the rear of their houses approved. With no concerns on bulk and massing for these extensions, or intrusive feature with an expanse of brickwork along the boundary in close proximity to nearby properties.

Whilst Manchester Planning stated the design was contrary to policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document (2012), these policies have no minimum dimensions to work to, so a house on the opposite side of the road for instance could have a larger extension because in a different planning officer opinion that application complies. The fact that Manchester Planning's guidelines can be interpreted differently from planning officer to planning officer gives an unfair advantage.

I have had similar extensions approved within the same planning department with exactly the same circumstances as this appeal address, ie bulk, size, massing and proximity to neighbouring dwellings.

This seems unfair, when the neighbour house has the same extension.

Another reason for refusal was the loss of light on the neighbouring dwelling. This only occurs before midday, as by midday the sun is due south and shining directly on the rear of both the appeal address and 44 Assheton Road.

See below image of the neighbouring houses extensions:

