

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mrs L Wise
11 Oak Avenue
Manchester
M21 8BB

Agent (if used)

Mr Andrew Edmunds
Edmunds Architects
The Colony
Altrincham Road
Wilmslow
SK9 4LY

Part 1 – Particulars of the application/development

Proposal: Erection of a single storey side and rear extension following demolition of existing single side storey extension together with the installation of 2 no. rear roof dormer windows

Location: 11 Oak Avenue, Manchester, M21 8BB

Date of application: 6 September 2023

Application number: 138000/FH/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. 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. No significant problems have arisen during the consideration of this application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2)
The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing - Location Plan 06 Sep 2023 0083_AL (05)001_P1 THE LOCATION PLAN
- b. Drawing - Site Plan 06 Sep 2023 0083_AL(05)002_P1 SITE/BLOCK PLAN - EXISTING
- c. Drawing - Existing 06 Sep 2023 0083_AL(05)003_P1 BASEMENT FLOOR PLAN
- d. Drawing - Existing 06 Sep 2023 0083_AL(05)004_P1 GROUND FLOOR PLAN
- e. Drawing - Existing 06 Sep 2023 0083_AL(05)005_P1 FIRST FLOOR PLAN
- f. Drawing - Existing 06 Sep 2023 0083_AL(05)006_P1 SECOND FLOOR PLAN
- g. Drawing - Existing 06 Sep 2023 0083_AL(05)007_P1 ROOF PLAN
- h. Drawing - Existing 06 Sep 2023 0083_AL(05)008_P1 SOUTH ELEVATION
- i. Drawing - Existing 06 Sep 2023 0083_AL(05)009_P1 NORTH ELEVATION
- j. Drawing - Existing 06 Sep 2023 0083_AL(05)010_P1 EAST ELEVATION
- k. Drawing - Proposed 06 Sep 2023 0083_AL(05)021_P1 GROUND FLOOR PLAN
- l. Drawing - Proposed 06 Sep 2023 0083_AL(05)022_P1 FIRST FLOOR PLAN
- m. Drawing - Proposed 06 Sep 2023 0083_AL(05)023_P1 SECOND FLOOR PLAN
- n. Drawing - Proposed 06 Sep 2023 0083_AL(05)024_P1 ROOF PLAN
- o. Drawing - Proposed 06 Sep 2023 0083_AL(05)025_P1 SOUTH ELEVATION
- p. Drawing - Proposed 06 Sep 2023 0083_AL(05)026_P1 NORTH ELEVATION
- q. Drawing - Proposed 06 Sep 2023 0083_AL(05)027_P1 EAST ELEVATION

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

This decision relates to the extension or improvement of an existing dwellinghouse, falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not infer or imply approval for the use of the property for any other purpose.

Manchester City Council has made an Article 4 Direction to remove permitted development rights that allow for a change of use from Class C3 - *Dwellinghouses* to Class C4 - *House in Multiple Occupation*. This means that from 8 October 2011, planning permission is required for a change of use from a Dwellinghouse to a House in Multiple Occupation. Further information regarding the Article 4 direction can be found on Manchester City Council's website:

www.manchester.gov.uk/info/200074/planning/4847/article_4_direction

If you intend to use the property to which this decision relates for any purpose other than a dwellinghouse, you should first contact Manchester City Council's Planning Service. Failure to obtain any necessary planning permission prior to carrying out a material change of use or physical development could result in enforcement action being taken, which can have serious implications.

This permission does not grant approval under Building Regulations.

Date: 11 October 2023

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers 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 the 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/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.