

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Amit Comar
220-222 Fog Lane
Manchester
M20 6EL

Agent (if used)

Mrs Dawn Winterbottom
Plans Drawn
4 Swallow Close
Stalybridge
SK15 3LU

Part 1 – Particulars of the application/development

Proposal: Erection of first floor rear extensions together with the installation of front and rear roof dormers in association with the formation of 4no. apartments on first floor and within roof space

Location: 220-222 Fog Lane, Manchester, M20 6EL

Date of application: 30 January 2023

Application number: 135893/FO/2023

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

Officers have worked with the applicant / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reason(s) for decision

1) The proposed erection of first floor rear extension together with the installation of front and rear roof dormers in association with the formation of 4no. apartments on first floor and roofspace would lack unsatisfactory access arrangements and amenity space, resulting in an unacceptable standard of living accommodation for the intended occupiers of the premises. The proposal is therefore contrary to policy DC5 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

2) The proposed flat conversion alongside erection of a first floor rear extension would result in an over intensive use of the property with a consequential increase in the levels of activity, loss of privacy implications to neighbouring occupiers, and associated noise and disturbance. The resultant activity would be harmful to the amenity and living conditions of existing and neighbouring residential occupiers, contrary to saved policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy.

3) The proposed erection of first floor rear extension together with the installation of front and rear roof dormers by reason of its scale, siting and relationship with neighbouring properties, would have an over-bearing and over-dominant impact, harmful to the living conditions of the neighbouring occupiers and would be an incongruous feature within Fog Lane and Elmsmere Road's streetscene. The proposed development is therefore contrary to policies DM1, SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

Date: 27 March 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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 six months of the date of the notice of the 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 6 months).

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-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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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.