



Mr Liam Gooding
LDM Group
Via Email

Date: 8 November 2022

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.: 134864/PDE/2022

Description: Prior notification of proposed larger home extension projecting 6.3m to the rear with a maximum height of 3.348m and a height at eaves of 2.517m

Location: 5 Nettleford Road, Manchester, M16 8NL

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):

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 neighbours.

The Council believes that the development would have a detrimental impact on the residential amenity of the neighbours, particularly at 7 Nettleford Road, in that it would have an overbearing impact, at 6.3m in length directly adjacent to the shared boundary, which would likely to be detrimental to living conditions and the visual outlook of neighbouring residents.

The proposed extension is considered to be unacceptable in terms of its siting and scale and would be detrimental to visual and residential amenity within the area, 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