

Consultation list for appeal APP/B4215/W/22/3292926
Appeal at 60 Beech Road, Manchester, M21 9EG

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Urban Design & Conservation,
Chorlton Voice, Via Email
Beech Road Traders,
Councillor John Hacking, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Eve Holt, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
117 Beech Road, Manchester, M21 9EQ
117A Beech Road, Manchester, M21 9EQ
119 Beech Road, Manchester, M21 9EQ
119A Beech Road, Manchester, M21 9EQ
50 Acres Road, Manchester, M21 9EB
52 Acres Road, Manchester, M21 9EB
53 Acres Road, Manchester, M21 9EB
54 Acres Road, Manchester, M21 9EB
55 Acres Road, Manchester, M21 9EB
56 Acres Road, Manchester, M21 9EB
56 Beech Road, Manchester, M21 9EG
56A Beech Road, Manchester, M21 9EG
57 Acres Road, Manchester, M21 9EB
58, Acres Road, Manchester, M21 9EB
58 Beech Road, Manchester, M21 9EG
58A Beech Road, Manchester, M21 9EG
59 Acres Road, Manchester, M21 9EB
61 Acres Road, Manchester, M21 9EB
63 Acres Road, Manchester, M21 9EB
64 Beech Road, Manchester, M21 9EG
65 Acres Road, Manchester, M21 9EB
67 Acres Road, Manchester, M21 9EB
69 Claridge Road, Manchester, M21 9WQ
Beech Mews, Beech Road, Manchester, M21 9EQ
First Floor, 62 Beech Road, Manchester, M21 9EG
First Floor Flat, 115 Beech Road, Manchester, M21 9EQ
Flat 1, 60 Acres Road, Manchester, M21 9EB
Flat 1, 64 Beech Road, Manchester, M21 9EG
Flat 1, Beech Mews, Beech Road, Manchester, M21 9EQ
Flat 1, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 10, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 11, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 2, 60 Acres Road, Manchester, M21 9EB
Flat 2, 64 Beech Road, Manchester, M21 9EG
Flat 2, Beech Mews, Beech Road, Manchester, M21 9EQ
Flat 2, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 3, 64 Beech Road, Manchester, M21 9EG
Flat 3, Beech Mews, Beech Road, Manchester, M21 9EQ

Flat 3, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 3, 60 Acres Road, Manchester, M21 9EB
Flat 4, 60 Acres Road, Manchester, M21 9EB
Flat 4, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 5, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 6, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 7, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 8, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Flat 9, The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ
Ground Floor, 62 Beech Road, Manchester, M21 9EG
Ground Floor Front, 115 Beech Road, Manchester, M21 9EQ
THE BUDDHA BEAUTY COMPANY LTD, The Coach House, 115 Beech Road,
Manchester, M21 9EQ
The Stables, 115 Beech Road, Manchester, M21 9EQ



The Owner/Occupier

Date: 21 March 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131958/FO/2021

Planning Inspectorate reference: APP/B4215/W/22/3292926

Appellant's name: Mr Tony Reynolds

Development: Installation of glazed retractable awning structure to the flat roof to create an outdoor terrace area

Location: 60 Beech Road, Manchester, M21 9EG

Appeal start date: 21 March 2022

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposed glazed retractable awning structure by reason of its scale, bulk, massing, size, design would form an overly dominant and visually obtrusive feature within the street scene, and would be incongruous with the character of the area in general and within the Wilbraham Road/Edge Lane (Extension) Conservation Area, which would also have an overbearing appearance to neighbouring occupiers to the detriment of visual amenity and as such is contrary to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.
- 2) It is considered that the hours of operation proposed and the design of the structure proposed would lead to an increase in noise and activity and a loss of privacy which would have an adverse impact on the residential amenity of the occupiers of the neighbouring property, contrary to Policies SP1 and DM1 of the Core Strategy and Saved Policies DC26 the Unitary Development Plan.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning

Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **25 April 2022**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Jennifer Connor using the details above.

Yours sincerely,

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

Julie Roscoe
Director of Planning, Building Control & Licensing