

Consultation list for appeal APP/B4215/D/21/3289896
Appeal at 24 Victory Street, Manchester, M14 5AE

Councillor Sameem Ali, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Emily Rowles, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Mahadi Sharif Mahamed, C/o Member's Services, P O Box 532, Town Hall
Extension, Manchester M60 2LA

22 Victory Street, Manchester, M14 5AE

26 Victory Street, Manchester, M14 5AE



Planning

Adam Neil
Telephone: 0161 234 4531
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 21 March 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 132304/PDE/2021

Planning Inspectorate reference: APP/B4215/D/21/3289896

Appellant's name: Mr Abdullah

Development: Prior notification of proposed larger home extension projecting 4.8m to the rear with a maximum height of 2.7m and a height at eaves of 2.7m

Location: 24 Victory Street, Manchester, M14 5AE

Appeal start date: 18 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) 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 all adjoining neighbours.

The Council believes that the development would impact on the residential amenity of the neighbours at No. 26 Victory Street, in that it would have an overbearing presence and create an oppressive sense of enclosure. The extension would rise significantly above the boundary fence and, given its depth, would dominate the most used part of the garden area at No. 26. For these reasons, the proposed extension is considered unacceptable, in that it would likely be detrimental to visual and residential amenity.

The proposed extension is considered to be unacceptable in terms of its scale and massing 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.

This appeal will be determined on the basis of written representations in accordance with the Commercial Appeals Service (CAS) procedure.

We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you can do this online at <https://acp.planninginspectorate.gov.uk> or by writing to the Planning Inspectorate, Temple Quay House, 2 The Square Bristol BS1 6PN within 4 weeks of the

appeal's starting date. **Please note there is no opportunity to make further representations at the appeal stage**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Adam Neil 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