

Consultation list for appeal APP/B4215/D/21/3289479
Appeal at 14 Holmside Gardens, Manchester, M19 1WR

Councillor Ben Clay, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Bev Craig, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Azra Ali, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
12 Holmside Gardens, Manchester, M19 1WR
16 Holmside Gardens, Manchester, M19 1WR
9A Milton Court, 590 Burnage Lane, Manchester, M19 1RX
11 Milton Court, 590 Burnage Lane, Manchester, M19 1RX
451 Kingsway, Manchester, M19 1NR
10 Milton Court, 590 Burnage Lane, Manchester, M19 1RX
9 Milton Court, 590 Burnage Lane, Manchester, M19 1RX
18 Holmside Gardens, Manchester, M19 1WR
449 Kingsway, Manchester, M19 1NR
447 Kingsway, Manchester, M19 1NR



The Owner/Occupier

Date: 27 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131438/FH/2021

Planning Inspectorate reference: APP/B4215/D/21/3289479

Appellant's name: Mr Jonny & Mrs Safia Azar-Smith

Development: Retrospective application for the retention of a two storey rear extension

Location: 14 Holmside Gardens, Manchester, M19 1WR

Appeal start date: 25 January 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 development, by reason of its proximity to the shared boundary, together with the scale, bulk and massing of the extension, is considered to have an overbearing impact upon the occupiers of the adjoining property No's 16 Holmside Gardens and creates an intrusive feature as viewed from surrounding homes and gardens, to the detriment of residential amenity. The proposal is therefore contrary to policies SP1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policy DC1 and the guidance within the National Planning Policy Framework.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

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 Tracie Simpson using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing