

Consultation list for appeal APP/B4215/W/22/3293971
Appeal at 133-135 Kenyon Lane, Manchester, M40 9DL

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
MCC Flood Risk Management,
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
Councillor Paula Appleby, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Yasmine Dar, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Julie Connolly, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
1 Mcconnell Road, Manchester, M40 9DP
10 Deanway, Manchester, M40 9JH
100 Kenyon Lane, Manchester, M40 9DH
102 Kenyon Lane, Manchester, M40 9DH
104 Kenyon Lane, Manchester, M40 9DH
106 Kenyon Lane, Manchester, M40 9DH
108 Kenyon Lane, Manchester, M40 9DH
119 Kenyon Lane, Manchester, M40 9DL
12 Deanway, Manchester, M40 9JH
121 Kenyon Lane, Manchester, M40 9DL
123 Kenyon Lane, Manchester, M40 9DL
125 Kenyon Lane, Manchester, M40 9DL
127 Kenyon Lane, Manchester, M40 9DL
129 Kenyon Lane, Manchester, M40 9DL
131 Kenyon Lane, Manchester, M40 9DL
139 Kenyon Lane, Manchester, M40 9DJ
139A Kenyon Lane, Manchester, M40 9DJ
139B Kenyon Lane, Manchester, M40 9DJ
14 Deanway, Manchester, M40 9JH
16 Deanway, Manchester, M40 9JH
18 Deanway, Manchester, M40 9JH
2 Deanway, Manchester, M40 9JH
20 Deanway, Manchester, M40 9JH
4 Deanway, Manchester, M40 9JH
6 Deanway, Manchester, M40 9JH
8 Deanway, Manchester, M40 9JH
96 Kenyon Lane, Manchester, M40 9DH
98 Kenyon Lane, Manchester, M40 9DH



Planning

Katie Raw
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katie.raw@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 28 April 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 132035/FO/2021

Planning Inspectorate reference: APP/B4215/W/22/3293971

Appellant's name: Rose

Development: Erection of a single storey dwellinghouse with associated car parking and boundary treatment

Location: 133-135 Kenyon Lane, Manchester, M40 9DL

Appeal start date: 27 April 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 erection of the single storey dwelling would constitute an overdevelopment of the application site resulting in a cramped and obtrusive form of development with limited setting and space to the building. The proposal would fail to contribute positively to the character and visual amenity of the local area which is contrary to policies SP1, EN1, H1 and DM1 of the Manchester Core Strategy (2012), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

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 **1 June 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 Katie Raw 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