

Consultation list for appeal APP/B4215/W/21/3288760
Appeal at 449 Wilbraham Road, Manchester, M21 0UZ

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

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

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

22 White Moss Avenue, Manchester, M21 0XT

451 Wilbraham Road, Manchester, M21 0UZ

447 Wilbraham Road, Manchester, M21 0UZ

366 Wilbraham Road, Manchester, M21 0XA

364 Wilbraham Road, Manchester, M21 0UX

362 Wilbraham Road, Manchester, M21 0UX

24 White Moss Avenue, Manchester, M21 0XT

20 White Moss Avenue, Manchester, M21 0XT



The Owner/Occupier

Date: 27 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131042/FH/2021

Planning Inspectorate reference: APP/B4215/W/21/3288760

Appellant's name: Noreen Aslam

Development: Raising of roof ridge height and loft extension with rear dormer window

Location: 449 Wilbraham Road, Manchester, M21 0UZ

Appeal start date: 27 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 proposed roof extension by reason of its design, mass and size relative to the roof of the application property, would appear as a bulky and excessively large feature, and would result in an unduly overbearing visual appearance to the detriment of the general character of the property and the visual amenity of the area within which it is situated. The proposal would constitute an over-dominant, un-subservient, unbalanced, and incongruous feature that is therefore contrary to policies SP1 and DM1 of the Core Strategy of the Local Development Framework for the City of Manchester and saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester

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