

Consultation list for appeal APP/B4215/W/21/3287406
Appeal at 22A Edge Lane, Chorlton, Manchester, M21 9JF

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,
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
1 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
2 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
3 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
4 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
5 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
554 Wilbraham Road, Manchester, M21 9LB
556 Wilbraham Road, Manchester, M21 9LB
558 Wilbraham Road, Manchester, M21 9LB
560 Wilbraham Road, Manchester, M21 9LB
562 Wilbraham Road, Manchester, M21 9LB
6 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
653 Wilbraham Road, Manchester, M21 9JT
655 Wilbraham Road, Manchester, M21 9JT
7 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
8 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 1, 560 Wilbraham Road, Manchester, M21 9LB
Flat 1, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 10, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 2, 560 Wilbraham Road, Manchester, M21 9LB
Flat 2, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 3, 560 Wilbraham Road, Manchester, M21 9LB
Flat 3, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 4, 560 Wilbraham Road, Manchester, M21 9LB
Flat 4, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 5, 560 Wilbraham Road, Manchester, M21 9LB
Flat 5, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 6, 560 Wilbraham Road, Manchester, M21 9LB
Flat 6, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 7, 560 Wilbraham Road, Manchester, M21 9LB
Flat 7, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 8, 560 Wilbraham Road, Manchester, M21 9LB
Flat 8, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 9, 560 Wilbraham Road, Manchester, M21 9LB
Flat 9, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
9 Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 9JF
Thornlea Lodge, 24 Edge Lane, Chorlton, Manchester, M21 1JF
Woodstock, 564 - 566 Wilbraham Road, Manchester, M21 9LB
Woodstock, Gorund Floor Flat, 566 Wilbraham Road, Manchester, M21 9LB
Wrea Bank, 20 Edge Lane, Chorlton, Manchester, M21 9JF



The Owner/Occupier

Date: 12 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 129857/FO/2021

Planning Inspectorate reference: APP/B4215/W/21/3287406

Appellant's name: Mr A Haq

Development: Erection of two storey two bedroom house following demolition of garage

Location: 22A Edge Lane, Chorlton, Manchester, M21 9JF

Appeal start date: 10 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 dwelling by reason of its position, 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 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 policies DC1.1, DC1.2, DC1.3, and DC1.4 and DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

2) Due to the siting of the house and the first floor window proposed to the east elevation, the proposal would have an unacceptable impact on the amenity of the occupiers of No. 655 Wilbraham Road in terms of overbearing appearance and overlooking/loss of privacy. The proposed development is therefore contrary to Policies SP1 and DM1 of the Core Strategy.

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 **14 February 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