

WRITTEN REPRESENTATIONS
IN RELATION TO A PLANNING APPEAL

AT 20 HILBRE ROAD
BURNAGE,
MANCHESTER
M19 2PU.

LPA REF: 130266/FO/2021

OCTOBER 2021

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1. Introduction

With regards to planning Application **130266/FO/2021** made to Manchester City Council, this document raises our reasons for appealing the decision to Refuse the Application.

Proposal: Erection of part single, part two storey, side and rear extensions, together with a rear dormer extension to roof to form additional living accommodation.

The application was refused for reasons relating to the proposed extensions, would create an overbearing cumulative feature by virtue of their size, scale and massing and in terms of their relationship to the common boundaries with nos. 18 and 22 Hilbre Road and nos. 1 and 3 Tirza Avenue, to the detriment of the residential amenity of the occupiers of these properties; contrary to the provisions of the National Planning Policy Framework (2021); policies SP1, DM1 and EN1 of The Manchester Core Strategy Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (1995).

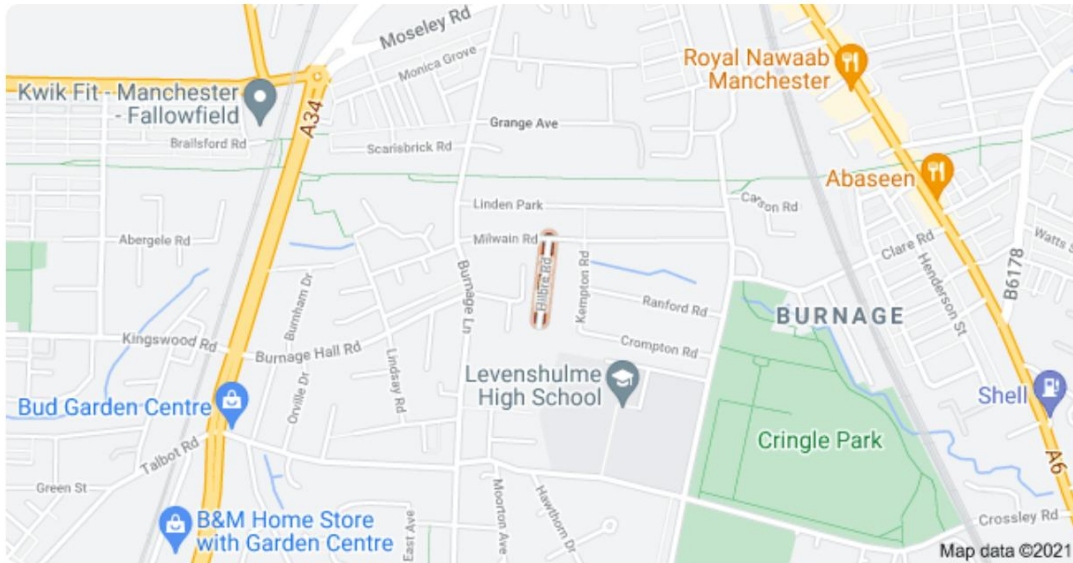
This appeal statement sets out the case that the proposal would not create an overbearing cumulative feature by virtue of their size, scale and massing and in terms of their relationship to the common boundaries with the neighbouring properties.

This statement is set out under the following sections:

- [Section 2](#) provides a description of the appeal site and the surrounding area
- [Section 3](#) outlines the relevant history of the site
- [Section 4](#) provides an outline of the proposals
- [Section 5](#) examines the main planning considerations
- [Section 6](#) draws our conclusions in respect of the proposals

2 Site and Surroundings

20 Hilbre Road is a 1935 semi-detached 3 bedroom 2 storey property on a single entry and exit cul-de-sac road of approximate area of 42m² in the area of Burnage Manchester.



The front the property has an open driveway of approximate area of 40m², to the rear a substantial garden measuring approximately 88m² and to the side 14m² which is partially covered by a carport roof (used for refuse bin storage).



3 Relevant Planning History

A search of Manchester City Council online planning portal (register) has highlighted the following relevant planning history for the appeal property.

The search has been limited to a 5 year period from the planning application date, numerous other properties have similar extensions.

4 properties were identified with similar proposed extensions; 2 properties on the same road and 2 properties within 100 metres have had successful planning approval.

Address	Planning references	Decision Date
29 Hilbre Road	126817/FH/2020	Thu 02 Jul 2020
30 Hilbre Road	111900/FH/2016/N2	Mon 13 Jun 2016
33 Burnage Hall Road	124581/FH/2019	Wed 14 Oct 2020
31 Burnage Hall Road	124048/FH/2019	Wed 21 Aug 2019

30 Hilbre Road (111900/FH/2016/N2) was approved 13th June 2016 for the erection of part single storey and part two storey rear extension and associated roof alteration to form gable end together with rooflights.



29 Hilbre Road (126817/FH/2020) was approved 2nd July 2020 for the erection of first floor side extension to form additional living accommodation, this property already had a ground floor side extension built.



31 Burnage Hall (124048/FH/2019) was approved 21st August 2019 for the erection of a two storey side extension and a single storey rear extension to form additional living accommodation and installation of bin enclosure within front garden.

33 Burnage Hall Road (124581/FH/2019) was approved 14th October 2020 for the erection of a two storey side extension, single storey rear extension and installation of roof lights to front and rear.



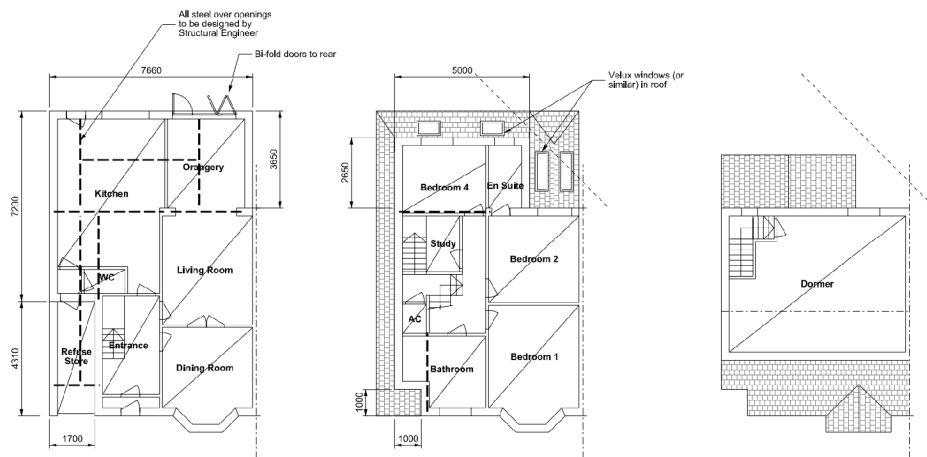
Permission to take photos of the properties were given by the homeowners.

Other Relevant History

Search of planning portal for similar part single and / or part two storey, side and rear extensions show numerous properties on Crompton / Kempton Road & Ranford road with these types of extensions, both roads are adjoining roads to Hilbre road.

4 Proposed Development

Proposal: Erection of part single, part two storey, side and rear extensions, together with a rear dormer extension to roof to form additional living accommodation



A ground floor wrap around extension with a rear projection of 3.65 metres.

A first floor 1 metre set back (of 1 metre) from the existing property and a rear partial projection of 2.65 metres.

With a dormer extension within the existing roof space.

Note this was the revised version taking account of the Planners instructions.

On the 16th September 2021 planning permission was refused for the following reason:

1) The proposed extensions, would create an overbearing cumulative feature by virtue of their size, scale and massing and in terms of their relationship to the common boundaries with nos. 18 and 22 Hilbre Road and nos. 1 and 3 Tirza Avenue, to the detriment of the residential amenity of the occupiers of these properties; contrary to the provisions of the National Planning Policy Framework (2021); policies SP1, DM1 and EN1 of The Manchester Core Strategy Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (1995).

5 Planning Considerations

Development Plan

The relevant development plan consists of:

The Manchester Core Strategy Development Plan Document (2012)
Unitary Development Plan (1995)

Other documents of relevance to the appeal are:

National Planning Policy Framework (2021)

Main Issue

The main issue is whether, as a result of the proposal, there would be an overbearing cumulative feature by virtue of their size, scale and massing and in terms of their relationship to the common boundaries with nos. 18 and 22 Hilbre Road and nos. 1 and 3 Tirza Avenue, to the detriment of the residential amenity of the occupiers of these properties.

Planning Policy

This appeal statement assesses whether the design and appearance of the proposed alterations are acceptable within the context of the existing buildings.

Policies SP1, DM1 and EN1 of The Manchester Core Strategy Development Plan Document (2012) have been cited in the reason for refusal.

SP 1 which is the Spatial Principles, DM 1 which is Development Management & EN 1 which is Design Principles and Strategic Character Areas.

SP1 is to make a positive contribution to neighbourhoods of choice including:-

creating well designed places that enhance or create character.

The proposal was designed to have minimal impact from the front of the property and was set back at the request of the planner.

DM 1

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access
- to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

The property is sited in a cul-de-sac and at the request of the planner the scale and massing of the proposal was reduced, clarification regarding refuse storage and collection were clarified to the planner, with the removal of the detached garage garden space would be maintained and would reduce the impact on the neighbours.

The property is East facing and would not reduce the light to any of the neighbouring properties.

With triple glazing and sound insulation noise impact would be negated if any noise exists.

The extension has taken into account the impact upon both properties by stepping in the footprint of the extension to reduce any impact.

At the request of the planner a pitched roof was incorporated into the ground floor extension for crime prevention.

Vehicular access to the rear garage was never accessible due to the width of the side area of the property and the offset nature of the garage, car parking is accommodated by the open driveway which has space for 3 vehicles.

EN 1

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

The property falls within the defined Southern area which states:

Southern Character Area

There is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s. Much of this subsequent development was associated with the purpose built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks.

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.

The proposed extension has no impact upon EN1.

The appellant would note that nowhere in the refusal is it detailed how the proposal explicitly contravened the specifics of the core strategy in the formal decision notice.

The development therefore meets the requirements of the relevant parts of Core Strategy Policy when considered in the context of the neighbouring properties.

In the context of the saved policy DC1 of the Unitary Development Plan (1995).

States,

1. RESIDENTIAL EXTENSIONS

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;
- b. the effect upon the amenity of neighbouring occupiers;
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. the overall appearance of the proposal in the street-scene;
- e. the effect of the loss of any on-site carparking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b. they do not create an undue loss of sunlight, daylight or privacy;
- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy.

Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

When reviewing the saved policy DC1 of the Unitary Development Plan changes requested by the planner were made to the proposal to satisfy the requirements and therefore meet all the points, the changes made;

- Ground floor rear and side extension reduced in size
- Side Elevation windows removed
- First floor rear extension reduced in size

- Pitched roof to ground floor extension added
- Roof over first floor extension has been reduced in height
- Note regarding partially obscured glazing added to elevations

6 Conclusions

The proposed development therefore meets the requirements of the relevant parts of policies stated in the refusal.

Similar proposed extensions have previously been permitted within the same road and within a short distance of the property. The nature of the current proposal is entirely the same as these previously approved extensions.

There are no public views of the proposed alterations.

If the Inspector considers it appropriate and necessary, I am willing to accept suitably worded condition to ensure compliance to the stated policies.

Appendix 1 – Correspondence between MCC Planner, Agent & home owner

Morning Harriet,

Has a final decision been made on this application yet?

Many thanks

Andrew

On 25 Aug 2021, at 10:53, Harriet Aidoo <harriet.aidoo@manchester.gov.uk> wrote:

Noted, with thanks.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: 0161 234 4532

Mobile: 07814 086041

Email: harriet.aidoo@manchester.gov.uk

(PLEASE NOTE, MY WORKING DAYS: Monday - Wednesday only)

Postal Address: Manchester City Council, P O Box 532, Town Hall, Manchester, M60 2LA

Location Address: Floor 6, Town Hall Extension, Albert Square, Manchester M60 2LA (For satellite navigation systems, please use M2 5DB)

From: Andrew Jones <andrew.jones.27@hotmail.co.uk>

Sent: 25 August 2021 08:28

To: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>; bodrul.islam@networkrail.co.uk
<Bodrul.Islam@networkrail.co.uk>

Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Good Morning, Harriet,

Thanks for the email and the discussion yesterday.

Having spoken to Mr Islam, he would like you to determine your decision on the final drawings that were submitted recently. He will then review his appeal options.

Thanks, and regards

Andrew

From: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Sent: 25 August 2021 07:23
To: Andrew Jones <andrew.jones.27@hotmail.co.uk>; bodrul.islam@networkrail.co.uk
<Bodrul.Islam@networkrail.co.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: Fw: 130266/FO/2021 - 20 Hilbre Road

Dear Andrew, following our telephone conversation yesterday, as discussed, there are still a few issues that still involves cumulative impact, although if you would want us to determine the application as per your previous correspondence, can you formally confirm this, thanks.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: 0161 234 4532

Mobile: 07814 086041

Email: harriet.aidoo@manchester.gov.uk

(PLEASE NOTE, MY WORKING DAYS: Monday - Wednesday only)

Postal Address: Manchester City Council, P O Box 532, Town Hall, Manchester, M60 2LA

Location Address: Floor 6, Town Hall Extension, Albert Square, Manchester M60 2LA (For satellite navigation systems, please use M2 5DB)

From: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Sent: 03 August 2021 13:18
To: Andrew Jones <andrew.jones.27@hotmail.co.uk>; bodrul.islam@networkrail.co.uk
<Bodrul.Islam@networkrail.co.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: Fw: 130266/FO/2021 - 20 Hilbre Road

Dear Andrew,

Received with thanks.

Once I have had the opportunity to look at the attached information, I will contact you if there are any issues

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: 0161 234 4532

Mobile: 07814 086041

Email: harriet.aidoo@manchester.gov.uk

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Postal Address: Manchester City Council, P O Box 532, Town Hall, Manchester, M60 2LA

Location Address: Floor 6, Town Hall Extension, Albert Square, Manchester M60 2LA (For satellite navigation systems, please use M2 5DB)

From: Andrew Jones <andrew.jones.27@hotmail.co.uk>
Sent: 03 August 2021 08:00
To: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>; Bodrul Islam
<Bodrul.Islam@networkrail.co.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Morning Harriet,

Please find attached updated Proposed Plans and Proposed Elevations Drawings AWJ-20HIL-02_R02 & AWJ-20HIL_04_R03.

Mr Islam is happy with the changes discussed, however – he has instructed me to keep the first floor side extension on the drawings in the hope that in similar fashion to his neighbours the Application will be successful. If the Application is rejected, Mr Islam will go through the Appeals process as is his right.

Changes made;

- ***Ground floor rear and side extension reduced in size***
- ***Side Elevation windows removed***
- ***First floor rear extension reduced in size***
- ***Pitched roof to ground floor extension added***
- ***Roof over first floor extension has been reduced in height***
- ***Note regarding partially obscured glazing added to elevations***

Thanks and regards

Andrew Jones

From: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>

Sent: 26 July 2021 08:38

To: Andrew Jones <andrew.jones.27@hotmail.co.uk>; Bodrul Islam
<Bodrul.Islam@networkrail.co.uk>

Cc: Sue Wills <sue.wills@manchester.gov.uk>

Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Thank you for the email, Andrew.

As you are aware from our previous correspondence, application sites are not homogeneous, with each site having its own site-specific issues and constraints. What may be acceptable on one site may not necessarily be the case on another, in some cases, even if they are on the same road.

From our discussions regarding no. 20 Hilbre Road, given the contextual relationship, site-specific issues and constraints, I still maintain the advice that a proposed first floor side extension could not be supported in this location as it would significantly impact on residential amenity.

It has therefore been advised that if any development at first floor is proposed, it should be limited to the rear elevation only, and regard should be given to the proposed rearward

projection, bulk and massing impact, proximity to boundaries, and privacy and overlooking matters. If these issues can be mitigated, then I do not see any reason why a proposed first floor extension of this nature cannot be considered.

Hope this helps.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: 0161 234 4532

Mobile: 07814 086041

Email: harriet.aidoo@manchester.gov.uk

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Location Address: Floor 6, Town Hall Extension, Albert Square, Manchester M60 2LA (For satellite navigation systems, please use M2 5DB)

From: Andrew Jones <andrew.jones.27@hotmail.co.uk>

Sent: 20 July 2021 08:38

To: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>; Bodrul Islam
<Bodrul.Islam@networkrail.co.uk>

Cc: Sue Wills <sue.wills@manchester.gov.uk>

Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Good Morning Harriet,

Thanks for the call yesterday.

I've relayed everything with Mr Islam and he's happy with all of the changes proposed except the first floor side extension to be removed from the plans. The reason for this is that properties on the same road have had first floor side extensions approved as recently as last year and that was approved by yourself I believe.

Address - Planning references – decision Date - note
29 Hilbre Road - 126817/FH/2020 - Thu 02 Jul 2020 – MCC Planner – Harriet Aidoo
30 Hilbre Road - 111900/FH/2016/N2 - Mon 13 Jun 2016
33 Burnage Hall Road - 124581/FH/2019 - Wed 14 Oct 2020
31 Burnage Hall - 124048/FH/2019 - Wed 21 Aug 2019

Would it be possible to keep the first floor side extension but set it back from the front of the property to give a clear separation?

I look forward to your response.

Thanks
Andrew

From: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Sent: 19 July 2021 12:08
To: Andrew Jones <andrew.jones.27@hotmail.co.uk>; Bodrul Islam
<Bodrul.Islam@networkrail.co.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Dear Andrew,

Further to previous correspondence and our telephone conversation earlier today, I trust our discussions were helpful. I understand revised plans are pending and I acknowledge the requested time extension till 07/09 to allow for re-assessment of revised and re-notification of neighbours.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: 0161 234 4532
Mobile: 07814 086041
Email: harriet.aidoo@manchester.gov.uk

(PLEASE NOTE, MY WORKING DAYS: Monday - Wednesday only)

Postal Address: Manchester City Council, P O Box 532, Town Hall, Manchester, M60 2LA
Location Address: Floor 6, Town Hall Extension, Albert Square, Manchester M60 2LA (For satellite navigation systems, please use M2 5DB)

From: Andrew Jones <andrew.jones.27@hotmail.co.uk>
Sent: 14 July 2021 08:17
To: Bodrul Islam <Bodrul.Islam@networkrail.co.uk>; Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Good Morning Harriet,

Following on from Mr. Islam's email - can you please confirm that you are happy with the extension of the decision deadline?

Also - can you and I arrange a time for a chat as I cannot get hold of you and you haven't called me as I have requested. I'm happy to make any amendments to the drawings to progress the Planning process. I'd be keen to do this as soon as possible to give you plenty of time to review them and come to a final decision.

Regards

Andrew Jones

From: Bodrul Islam <Bodrul.Islam@networkrail.co.uk>
Sent: 09 July 2021 13:22
To: Andrew Jones <andrew.jones.27@hotmail.co.uk>; Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: RE: 130266/FO/2021 - 20 Hilbre Road

OFFICIAL

Hi Harriet,

Apologies I should have asked in my original email, can you confirm receipt of the email below and if you concur with the proposed extension.

Kind Regards,

Bodrul Islam MEng (Hons), CEng MIET
Senior Project Engineer - Systems
Advance Notice of Annual Leave :

OFFICIAL

From: Bodrul Islam
Sent: 06 July 2021 10:56
To: Andrew Jones <andrew.jones.27@hotmail.co.uk>; Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: RE: 130266/FO/2021 - 20 Hilbre Road
Importance: High

OFFICIAL

Good morning Harriet,

Thank you for the call this morning and the information you provided. As discussed I am happy to agree to a 2 month extension of the planning process.

As stated by yourself, the planning decision date was today and therefore would move by two months to the 7th September 2021 to allow for you to have discussions with Andrew (Agent). This has been discussed and agreed with Andrew therefore I hope this is acceptable.

As stated by yourself you will need to hold discussions with Andrew (the Agent) to determine the best possible way forward and he is ready to engage with you at your earliest convenience to have these conversations. Can I ask that you contact him to agree a date / time for the discussions.

Many thanks again for your time earlier.

Kind Regards,

Bodrul Islam MEng (Hons), CEng MIET | Senior Project Engineer - Systems

Northern Powerhouse Rail (NPR)

Square One, 4 Travis Street, Manchester, M1 2NY

Mobile: 07730359460

<image001.png>

From: Andrew Jones <andrew.jones.27@hotmail.co.uk>
Sent: 05 July 2021 14:18
To: Bodrul Islam <Bodrul.Islam@networkrail.co.uk>
Cc: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>; Sue Wills <sue.wills@manchester.gov.uk>
Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Good Afternoon Harriet,

Neither Mr Islam or myself have had any contact from you to discuss the planning application.

Could you please give one of us a call to discuss? Or alternatively, please reply to the points in the email sent 16th June @ 09:17am.

Thanks
Andrew

OFFICIAL

On 2 Jul 2021, at 10:31, Bodrul Islam <Bodrul.Islam@networkrail.co.uk> wrote:

OFFICIAL

Good Morning Harriet,

I have attempted to call you a couple of times to see if you have received the email below and have noticed that you are only available Monday to Wednesday, therefore if you can either call myself on the number below or on 07832115056 or Andrew on 07590513415 It would be much appreciated to discuss the email below.

Kind Regards,

Bodrul Islam MEng (Hons), CEng MIET | Senior Project Engineer - Systems
Northern Powerhouse Rail (NPR)
Square One, 4 Travis Street, Manchester, M1 2NY
Mobile: 07730359460
<image003.png>

From: Bodrul Islam
Sent: 30 June 2021 16:52
To: Andrew Jones <andrew.jones.27@hotmail.co.uk>; Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: RE: 130266/FO/2021 - 20 Hilbre Road
Importance: High

OFFICIAL

Good evening Harriet,

As the timeframe for conclusion of the planning process approaches (as per the acknowledgement letter for application 130266/FO/2021 dated 21/05/2021), I would appreciate if you could advise what the withdrawal process is - and if I was to withdraw the application what exact changes and corrections are required to allow for a successful future planning application. Additionally would I be able to re-submit free of charge?

To aid this, could we agree an extension to the planning timeframe to potentially resolve your concerns? This would allow us to come to acceptable details for the planning application.

Kind Regards,

Bodrul Islam MEng (Hons), CEng MIET | Senior Project Engineer - Systems
Northern Powerhouse Rail (NPR)
Square One, 4 Travis Street, Manchester, M1 2NY
Mobile: 07730359460
<image002.png>

Advance Notice of Annual Leave :

From: Andrew Jones <andrew.jones.27@hotmail.co.uk>
Sent: 30 June 2021 12:28
To: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>; Bodrul Islam <Bodrul.Islam@networkrail.co.uk>
Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Hi Harriet,

I've just tried to call but can't get through.

Could you please call me on 07590513415.

Thanks
Andrew

On 23 Jun 2021, at 16:39, Harriet Aidoo <harriet.aidoo@manchester.gov.uk> wrote:

Dear Andrew,

Thank you for the email. Should your client require further clarification I will be happy to discuss the matter with you on the phone; or alternatively, if your client wishes to speak to me directly, please confirm their number and I will be happy to ring them.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: 0161 234 4532

Mobile: 07814 086041

Email: harriet.aidoo@manchester.gov.uk

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From: Andrew Jones <andrew.jones.27@hotmail.co.uk>
Sent: 16 June 2021 09:17
To: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>; bodrul.islam@networkrail.co.uk
<bodrul.islam@networkrail.co.uk>
Subject: Re: 130266/FO/2021 - 20 Hilbre Road

Good Morning Harriet,

As my client is not minded to withdraw the application therefore I would kindly ask for your assistance in providing greater clarification to the points in your email to potentially reach a resolution to allow for a more acceptable solution to allow the council to grant planning permission.

In terms of the following 6 (overall) points please could you provide further clarification:

- i. *virtue of proposed scale, bulk and massing impact* – the plans were submitted for pre-planning advice and the only point raised regarding the scale was that it not encroach any further than the current proposal, therefore please could you expand on the issues with the scale, bulk and massing impact, is this to do with the ground floor? First floor, side extension or dormer?
- ii. *proposed side facing windows* – currently there exists 4 windows on the side of the property with the 1st floor windows (3 of which) are textured. In the proposed side extension the number of side windows are reduced to two, both of which would be textured.
- iii. *the contextual relationship along the boundaries.* – please could you provide clarification
- iv. *I am also not convinced that the proposed garage is intended to be used for the purpose as annotated as it would not meet the Council's minimum standards for parking at 6m x 3m.* – the space identified is used currently for storage of the refuse bins and would remain so, currently there is an up-and-over carport door and this would also be the same after any extension works, the carport is not currently used as a garage as you have stated it does not meet the council's minimum standard. The front of the property is where vehicles are kept overnight.
- v. *It is also unclear how on-site refuse management arrangements would be catered for* – as stated in point 4 the storage area labelled “garage” is where the bins would be kept as they are now.
- vi. *Moreover, there are also various anomalies and errors* – please could you advise what these are to allow clarification and correct respectively

FYI - I have cc'd in Mr Islam for his benefit.

Regards
Andrew

From: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Sent: 15 June 2021 12:43
To: andrew.jones.27@hotmail.co.uk <andrew.jones.27@hotmail.co.uk>
Cc: Sue Wills <sue.wills@manchester.gov.uk>
Subject: 130266/FO/2021 - 20 Hilbre Road

Dear Andrew

Re: Erection of part single, part two storey, side and rear extensions to form additional living accommodation

I can advise that I have now had the opportunity to assess the submitted plans and consulted with colleagues and I can confirm that we would be unable to support the proposal in its current form by virtue of proposed scale, bulk and massing impact, proposed side facing windows and the contextual relationship along the boundaries. I am also not convinced that the proposed garage is intended to be used for the purpose as annotated as it would not meet the Council's minimum standards for parking at 6m x 3m. It is also unclear how on-site refuse management arrangements would be catered for. Moreover, there are also various anomalies and errors, and therefore we will be looking to refuse the application. Therefore, I advise the application is withdrawn with the view of you engaging in discussions in relation to more acceptable options of development on the site.

I trust this is of assistance.

Best Wishes,

Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

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(PLEASE NOTE, MY WORKING DAYS: Monday - Wednesday only)

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