

Consultation list for appeal APP/B4215/W/21/3279029
Appeal at Rear Garden Of 1 Mitford Road, Manchester, M14 6UL

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 Rebecca Moore, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Chris Wills, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Becky Chambers, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
24 Derby Road, Manchester, M14 6UW
4A Mitford Road, Manchester, M14 6UL
4C Brook Road, Manchester, M14 6UH
6 Brook Road, Manchester, M14 6UH
8 Brook Road, Manchester, M14 6UH
Flat 1, 1 Brook Road, Manchester, M14 6UJ
Flat 1, 4 Mitford Road, Manchester, M14 6UL
Flat 1, 5 Mitford Road, Manchester, M14 6NT
Flat 10, 5 Mitford Road, Manchester, M14 6NT
Flat 11, 5 Mitford Road, Manchester, M14 6NT
Flat 12, 5 Mitford Road, Manchester, M14 6NT
Flat 2, 1 Brook Road, Manchester, M14 6UJ
Flat 2, 4 Mitford Road, Manchester, M14 6UL
Flat 2, 5 Mitford Road, Manchester, M14 6NT
Flat 3, 1 Brook Road, Manchester, M14 6UJ
Flat 3, 5 Mitford Road, Manchester, M14 6NT
Flat 4, 1 Brook Road, Manchester, M14 6UJ
Flat 4, 5 Mitford Road, Manchester, M14 6NT
Flat 5, 1 Brook Road, Manchester, M14 6UJ
Flat 5, 5 Mitford Road, Manchester, M14 6NT
Flat 6, 1 Brook Road, Manchester, M14 6UJ
Flat 6, 5 Mitford Road, Manchester, M14 6NT
Flat 7, 1 Brook Road, Manchester, M14 6UJ
Flat 7, 5 Mitford Road, Manchester, M14 6NT
Flat 8, 1 Brook Road, Manchester, M14 6UJ
Flat 8, 5 Mitford Road, Manchester, M14 6NT
Flat 9, 1 Brook Road, Manchester, M14 6UJ
Flat 9, 5 Mitford Road, Manchester, M14 6NT



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 27 September 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 128380/FO/2020

Planning Inspectorate reference: APP/B4215/W/21/3279029

Appellant's name: Mr Mohammed Akram

Development: Erection of a two storey detached dwellinghouse together with associated landscaping and car parking

Location: Rear Garden Of 1 Mitford Road, Manchester, M14 6UL

Appeal start date: 23 September 2021

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 development by reason of its design and proposed pallet of materials would form an over dominant and visually intrusive feature in the street scene to the detriment of the visual amenity and character of the area. The proposed development is therefore contrary to the provisions of Core Strategy policies SP1 and DM1.
- 2) The proposed development by reason of its position on the site boundaries would have an over bearing impact on the adjacent properties to the detriment of the amenity of the occupiers of those properties. The proposed development is therefore contrary to the provisions of Core Strategy policies SP1 and DM1.
- 3) The proposed first floor windows in the rear elevation would overlook the private amenity space at the rear of residential properties on Brook Road resulting in an unacceptable loss of privacy. The proposed development is therefore contrary to the provisions of Core Strategy policies SP1 and DM1.
- 4) The proposed development fails to provide adequate private amenity space for the use of the future residents of the proposed dwelling. The proposed dwelling is therefore contrary to the provisions of Core Strategy policy DM1.

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 **28 October 2021**, 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 Dave Morris 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