

Consultation list for appeal APP/B4215/D/21/3282561
Appeal at 23 Lakenheath Close, Manchester, M20 2WP

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

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

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

37 Wingate Drive, Manchester, M20 2RT

35 Wingate Drive, Manchester, M20 2RT

39 Wingate Drive, Manchester, M20 2RT



The Owner/Occupier

Date: 4 October 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 130603/FH/2021

Planning Inspectorate reference: APP/B4215/D/21/3282561

Appellant's name: Mr K Short

Development: Erection of single storey outbuilding in rear garden

Location: 23 Lakenheath Close, Manchester, M20 2WP

Appeal start date: 4 October 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 outbuilding by reason of its 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 Didsbury St. James 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.

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 Jennifer Connor 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