

Consultation list for appeal APP/B4215/D/21/3284246
Appeal at 20 Hilbre Road, Manchester, M19 2PU

Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Councillor Ben Clay, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Bev Craig, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Azra Ali, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
16 Hilbre Road, Manchester, M19 2PU
21 Hilbre Road, Manchester, M19 2PU
19 Hilbre Road, Manchester, M19 2PU
3 Tirza Avenue, Manchester, M19 2JY
1 Tirza Avenue, Manchester, M19 2JY
22 Hilbre Road, Manchester, M19 2PU
18 Hilbre Road, Manchester, M19 2PU
17 Hilbre Road, Manchester, M19 2PU



Planning

Harriet Aidoo
Telephone: 0161 234 4532
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 30 November 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 130266/FO/2021

Planning Inspectorate reference: APP/B4215/D/21/3284246

Appellant's name: Mr Bodrul Islam

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

Location: 20 Hilbre Road, Manchester, M19 2PU

Appeal start date: 29 November 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 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 will be determined on the basis of written representations in accordance with the Commercial Appeals Service (CAS) procedure.

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 Harriet Aidoo 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