

Consultation list for appeal APP/B4215/D/21/3279297
Appeal at 77 Birchfields Road, Manchester, M13 0XX

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

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

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

75 Birchfields Road, Manchester, M13 0XX

3 Meldon Road, Manchester, M13 0TZ

1A Meldon Road, Manchester, M13 0TZ

5A Meldon Road, Manchester, M13 0TZ

Top Flat, 7 Meldon Road, Manchester, M13 0TZ

1A Copthorne Crescent, Manchester, M13 0RA

5 Meldon Road, Manchester, M13 0TZ

1 Meldon Road, Manchester, M13 0TZ

7 Meldon Road, Manchester, M13 0TZ



Planning

Robert Griffin
Telephone: 0161 234 4527
robert.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 26 August 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 130364/FH/2021

Planning Inspectorate reference: APP/B4215/D/21/3279297

Appellant's name: Mr Naheem

Development: Retention of part single storey, part two storey side/rear extension with balcony to provide additional living accommodation

Location: 77 Birchfields Road, Manchester, M13 0XX

Appeal start date: 26 August 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 proximity to the boundary with the properties on Meldon Road, together with the projection, size, scale, bulk and massing of the proposal, it is considered that the proposed side and rear extension together with the rear balcony would have an overbearing impact and would create an intrusive feature in the form of expanse of brickwork along this boundary, to the detriment of the residential amenity and privacy to the occupiers of properties at numbers 3 and 5 Meldon Road. The proposal is therefore contrary to policies SP1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policies DC1.1, DC1.2 and DC1.4 and the guidance within the National Planning Policy Framework.
- 2) The proposed flat roof design of the proposed first floor extension would be out of character with the pattern of development found within the area and would result in an incongruous and visually obtrusive feature on the rear elevation of the property, to the detriment of the general character of the existing property and the visual amenity of the area within which it is situated. The proposal is therefore contrary to Policies SP1 and DM1 of the Core Strategy and saved Policies DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester (1995) and the guidance within the National Planning Policy Framework.

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 Robert Griffin 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