

Consultation list for appeal APP/B4215/D/21/3273093
Appeal at The Coach House, 58 Central Road, Manchester, M20 4ZA

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

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

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

Flat 9, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 8, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 7, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 6, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 5, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 4, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 3, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 3, 58 Central Road, Manchester, M20 4ZA

Flat 2, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 2, 58 Central Road, Manchester, M20 4ZA

Flat 18, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 17, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 16, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 15, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 14, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 13, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 12, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 11, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 10, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 1, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 1, 58 Central Road, Manchester, M20 4ZA

62 Central Road, Manchester, M20 4ZA

60 Central Road, Manchester, M20 4ZA

58 Central Road, Manchester, M20 4ZA



Planning

Constance Phillips
Telephone: 0161 234 5792
constance.phillips@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 19 May 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 128221/FH/2020

Planning Inspectorate reference: APP/B4215/D/21/3273093

Appellant's name: Mr Ryan Lewis

Development: Erection of a part single part two storey side extension to include roof terrace to form additional living accommodation

Location: The Coach House, 58 Central Road, Manchester, M20 4ZA

Appeal start date: 19 May 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 side extension by reason of its scale, massing, materials and design; would not be subservient to the host dwelling; would form an overly dominant and visually obtrusive feature within the street scene; and would be incongruous with the character of the property and area, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.
- 2) The proposed extension, by reason of its height, sideward projection and close proximity to the site boundaries would create an undue loss of light and have an overbearing impact on the adjacent dwelling No.58 Central Road, to the detriment of the residential amenity currently enjoyed by neighbouring occupiers. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and 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 Constance Phillips 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