

Consultation list for appeal APP/B4215/W/20/3260172
Appeal at 8 Birch Polygon, Manchester, M14 5HX

Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Rusholme, Fallowfield & Moss Side Civic Society, Via Email
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
34 Hall Road, Manchester, M14 5HL
17 Birch Grove, Manchester, M14 5JX
32 Birch Polygon, Manchester, M14 5HX
37, Birch Polygon, Manchester, M14 5HX
35 Birch Hall Lane, Manchester, M13 0XJ
36 Birch Grove, Manchester, M14 5JU
Flat 5, 2 - 4 Birch Polygon, Manchester, M14 5HX
9 Moon Grove, Manchester, M14 5HE
20 Birch Grove, Manchester, M14 5JY
30 Hall Road, Manchester, M14 5HL
Flat 9, Denison Court, 12 Lower Park Road, Manchester, M14 5QY
21 Birch Grove, Manchester, M14 5JX
14 Birch Grove, Manchester, M14 5JY
11 Birch Grove, Manchester, M14 5JX
130 Dickenson Road, Manchester, M14 5HT
6 Birch Polygon, Manchester, M14 5HX
3 Birch Polygon, Manchester, M14 5HX
Flat 13, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 12, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 11, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 10, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 8, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 7, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 12, 12 Birch Polygon, Manchester, M14 5HX
Flat 11, 12 Birch Polygon, Manchester, M14 5HX
Flat 10, 12 Birch Polygon, Manchester, M14 5HX
Flat 4, 2 - 4 Birch Polygon, Manchester, M14 5HX
132 Dickenson Road, Manchester, M14 5HT
Flat 6, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 8, 12 Birch Polygon, Manchester, M14 5HX
Flat 6, 12 Birch Polygon, Manchester, M14 5HX
Flat 3, 12 Birch Polygon, Manchester, M14 5HX
Flat 6, 132 Dickenson Road, Manchester, M14 5HT
Flat 4, 132 Dickenson Road, Manchester, M14 5HT
Flat 1, 132 Dickenson Road, Manchester, M14 5HT
Flat 2, 134 Dickenson Road, Manchester, M14 5HT

Flat 1, 2 - 4 Birch Polygon, Manchester, M14 5HX
1 Birch Polygon, Manchester, M14 5HX
5 Birch Grove, Manchester, M14 5JX
Flat 9, 12 Birch Polygon, Manchester, M14 5HX
Flat 7, 12 Birch Polygon, Manchester, M14 5HX
Flat 5, 12 Birch Polygon, Manchester, M14 5HX
Flat 4, 12 Birch Polygon, Manchester, M14 5HX
Flat 2, 12 Birch Polygon, Manchester, M14 5HX
Flat 1, 12 Birch Polygon, Manchester, M14 5HX
Flat 5, 132 Dickenson Road, Manchester, M14 5HT
Flat 3, 132 Dickenson Road, Manchester, M14 5HT
Flat 2, 132 Dickenson Road, Manchester, M14 5HT
Flat 4, 134 Dickenson Road, Manchester, M14 5HT
Flat 3, 134 Dickenson Road, Manchester, M14 5HT
Flat 1, 134 Dickenson Road, Manchester, M14 5HT
Flat 3, 2 - 4 Birch Polygon, Manchester, M14 5HX
Flat 2, 2 - 4 Birch Polygon, Manchester, M14 5HX
10 Birch Polygon, Manchester, M14 5HX
7 Birch Grove, Manchester, M14 5JX
3 Birch Grove, Manchester, M14 5JX
136 Dickenson Road, Manchester, M14 5HT
15 Birch Grove, Manchester, M14 5JX
29 Birch Polygon, Manchester, M14 5HX
32, Birch Grove, Manchester, M14 5JU
4 Redclyffe Avenue, Manchester, M14 5RG
50 Norman Road, Manchester, M14 5LE
23 Birch Grove, Manchester, M14 5JX
3 Redclyffe Avenue, Manchester, M14 5RG
9 Lower Park Road, Manchester, M14 5RQ
20 Crescent Range, Manchester, M14 5RW
5 Moon Grove, Manchester, M14 5HE
12 Birch Grove, Manchester, M14 5JY
10 Birch Grove, Manchester, M14 5JY
22 Birch Grove, Manchester, M14 5JY
16 Park Range, Manchester, M14 5HQ
5 Birch Grove, Manchester, M14 5JX
5 Redclyffe Avenue, Manchester, M14 5RG
9 Birch Grove, Manchester, M14 5JX
16 Birch Grove, Manchester, M14 5JY
24 Birch Grove, Manchester, M14 5JY
22 Birch Grove, Manchester, M14 5JY
4 Birch Grove, Manchester, M14 5JY
15 Norman Road, Manchester, M14 5LF
Flat 9, 2 - 4 Birch Polygon, Manchester, M14 5HX
7, Park Range, Manchester, M14 5HP
11 Norman Road, Manchester, M14 5LF
7 Brighton Grove, Manchester, M14 5JG
1 Redclyffe Avenue, Manchester, M14 5RG
19 Birch Grove, Manchester, M14 5JX



Planning

Dave Morris
Telephone: 0161 600 7924
dave.morris@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 18 November 2020

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 127300/FO/2020

Planning Inspectorate reference: APP/B4215/W/20/3260172

Appellant's name: Mrs Victoria Griffin

Development: Erection of a single storey rear extension and conversion of property to provide 5 no. self contained apartments with associated elevational alterations, car parking and landscaping

Location: 8 Birch Polygon, Manchester, M14 5HX

Appeal start date: 28 October 2020

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 creation of the 5 no. self-contained residential flats would result in the loss of a residential property suitable for use as larger family accommodation, thereby reducing the availability of family housing and undermining the formation of sustainable communities. The proposal would therefore be contrary to the provision of policies SP1, H1, H5, and DM1 of the Manchester Core Strategy (2012), the Guide to Development in Manchester Supplementary Planning Document (2007) and the National Planning Policy Framework (2019).
- 2) The cumulative impact of the creation of a further car parking area to the rear of properties on Birch Polygon would erode the landscape setting of the building which would unduly harm the character of the area in which the building is located to the detriment of visual amenity contrary to policies SP1 and DM1 of the Core Strategy and saved UDP policy DC5.1.
- 3) The enlargement of the first floor side windows would result in the increased overlooking of the adjoining property with a consequential loss of privacy, both real and perceived. The proposed development would therefore have a detriment impact on the amenity of the occupiers of the adjacent property. The proposed development is therefore contrary to the provisions of Core Strategy policy DM1.
- 4) The proposed car park in the rear garden would by reason of the noise, fumes and activity associated with the comings and goings of vehicles have a detrimental impact on the amenity of the occupiers of adjoining properties. The proposed development is therefore contrary to the provisions of Core Strategy Policies SP1 and 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 **9 December 2020**, 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