CORY

The Planning Inspectorate

PLANNING AND BUILDING CONTROL
07 NOV 2018

For official use only
Date Recieved

HOUSEHOLDER PLANNING APPEAL FORM

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0303 444 5000. **To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your householder planning appeal form".**

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS

See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name: MR KURTIS & MRS SAMANTHA LEWIS

Company/Group name (if applicable):

Address: 5 ARNFIELD ROAD, WITHINGTON, MANCHESTER.

Postcode: M20 4AQ

Daytime phone: Fax:

I prefer to be contacted by Post [ ] Email* [ ]

*Email address: [redacted]

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name: MARK BERGIN

Company/Group name (if applicable): AGDEN AS

Address: 18 PARK VIEW PARK, AGDEN, LYMM CHESHIRE

Postcode: WA13 0UA

Your reference:

Daytime phone: [redacted] Fax:

I prefer to be contacted by Post [ ] Email* [✓]

*Email address: [redacted]

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA: MANCHESTER CITY COUNCIL

LPA's application reference number: 121062/FH/2018

Date of the application: 23 08 2018

Date of the LPA's decision notice: 12 10 2018

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address 5 ARNFIELD ROAD, MANCHESTER

Postcode M20 4AQ

Note. Failure to provide the full postcode may delay the processing of your appeal

Please answer the questions below:

1 Is the appeal site within a Green Belt? Yes [ ] No [✓]

2 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes [ ] No [✓]

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes [ ] No [ ]

ERECTION OF TWO STOREY SIDE EXTENSION AND PART SINGLE PART TWO STOREY REAR EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION

Area of floor space of proposed development in square metres 52.66

F. REASON FOR THE APPEAL

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

1 Refused planning permission for the development 1 [✓]

2 Refused planning permission to vary or remove a condition(s) 2 [ ]

3 Refused prior approval of permitted development rights 3 [ ]

G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which procedure suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE W [✓]

This is normally the quickest and most straightforward way of making an appeal
The 'Householder Appeals Service' written procedure is particularly suited to small - scale developments.

a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes [✓] No [ ]

G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

2 THE HEARING PROCEDURE H [ ]

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure You must give detailed reasons below or on a separate sheet why you think a hearing is necessary.

3 THE INQUIRY PROCEDURE I [ ]

This is the most formal of procedures Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

H. GROUNDS OF APPEAL

See section H of the guidance leaflet to help you decide what to include in your appeal

Have you made a costs application with this appeal? Yes [ ] No [✓]

PLEASE SEE ENCLOSED LETTER FROM MY CLIENT, THE APPLICANT.

WE HAVE BEEN REFUSED BASICALLY A @ 1·5M SETBACK TO OUR 1ST FLOOR EXTENSION TO THE FRONT ELEVATION. OBVIOUSLY IT DOESN'T HELP THAT THE NEIGHBOURING PROPERTY Nº 3 HAS A BOUNDARY GABLE WALL. OUR ARGUMENT IS THAT THERE IS MINIMAL VISUAL IMPACT BETWEEN A 2M SETBACK & A 1·5M SETBACK. A SITE VISIT OR EVEN MY SKETCH (ENCLOSED) WOULD PROVE THIS

Please continue on a separate sheet if necessary

M. BERGIN (AGENT).

J. ESSENTIAL SUPPORTING DOCUMENTS

See section J of the guidance leaflet.

If we do not receive both your appeal documents by the end of the appeal period we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

1 A copy of the **planning application form** sent to the LPA. ✓

2 A copy of the **LPA's decision notice.** ✓

K. OTHER APPEALS

See section K of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers

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L. CHECK SIGN AND DATE

See section L of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out

1 I have completed all sections of the form and the details of the ownership (sections I, parts one and two) are correct to the best of my knowledge. ✓

2 I have enclosed **both** the essential supporting documents listed in section J. ✓

3 I have enclosed my grounds of appeal (if not given in section H) ✓

4 I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not we will not normally accept your appeal).* ✓

5 I have signed and dated the form *(unsigned forms will be returned to you).* ✓

Signature .. .. [redacted] .... Date.. 05/11/2018

Name (in capitals) MARK S. BERGIN On behalf of (if applicable) .. ..

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

See section M of the guidance leaflet.

Send THIS form (not a photocopy of it) to us at:

Initial Appeals
Temple Quay House
2 The Square
BRISTOL
BS1 6PN

Helpline: 0303 444 5000

Send a copy to the LPA

You may wish to keep a copy of the completed form for your records

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

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