

MANCHESTER CITY PLANNING DEPARTMENT'S COPY OF THE PLANNING APPEAL.

5 ARNFIELD ROAD, MANCHESTER, M20 4AQ

PLANNING REF 121062/FH/2018

COPY

PLANNING AND
BUILDING CONTROL
6 NOV 2018

18 Park View Park,
Agden, Lymm,
Cheshire,
WA13 0UA.

05/11/2018

Dear Sir/Madam;

Re 5 Arnfield Road, Manchester, M20 4AQ: Application number 121062/FH/2018

I am writing in respect of the above named property with regards to a refusal decision by Manchester City Council.

We would like to appeal the decision and ask for a 1.5m set back to our first floor extension (front elevation).

Since the application was first submitted on 07/08/2018 my clients were hopeful of a positive decision from the Manchester City Council.

During the course of the application a Planning Officer Sue Iskander contacted me about various things including a final setback requirement of 2m. All other aspects of the drawing were acceptable to Manchester City Council.

My clients Mr. and Mrs. Lewis were upset by this decision because they wanted access to create a study off the front bedroom. At first my clients were reluctantly going to accept the decision, of which I had informed the Planning Officer. My client then immediately telephoned me back to say he wasn't happy and could we meet to discuss the drawings. We had a meeting later that evening and it was then my client gave me the decision to submit the plans with the 1.5m set back. I then emailed the Planning Officer to inform her of my client's final decision.

The application was refused.

I have now completed all requested forms and included photographs to assist you with the appeal. I have also included a sketch to show that there will be of minimal visual effect from a 2 to 1.5m setback.

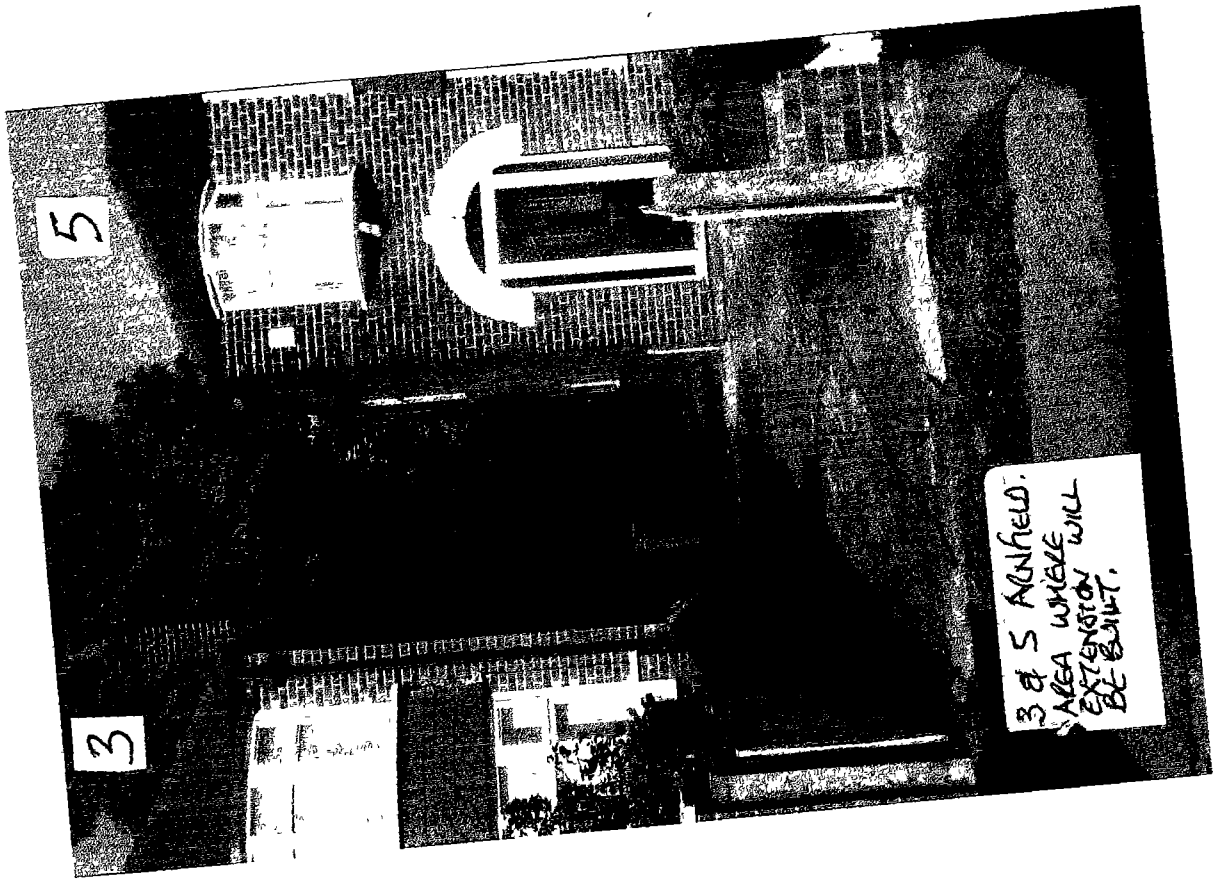
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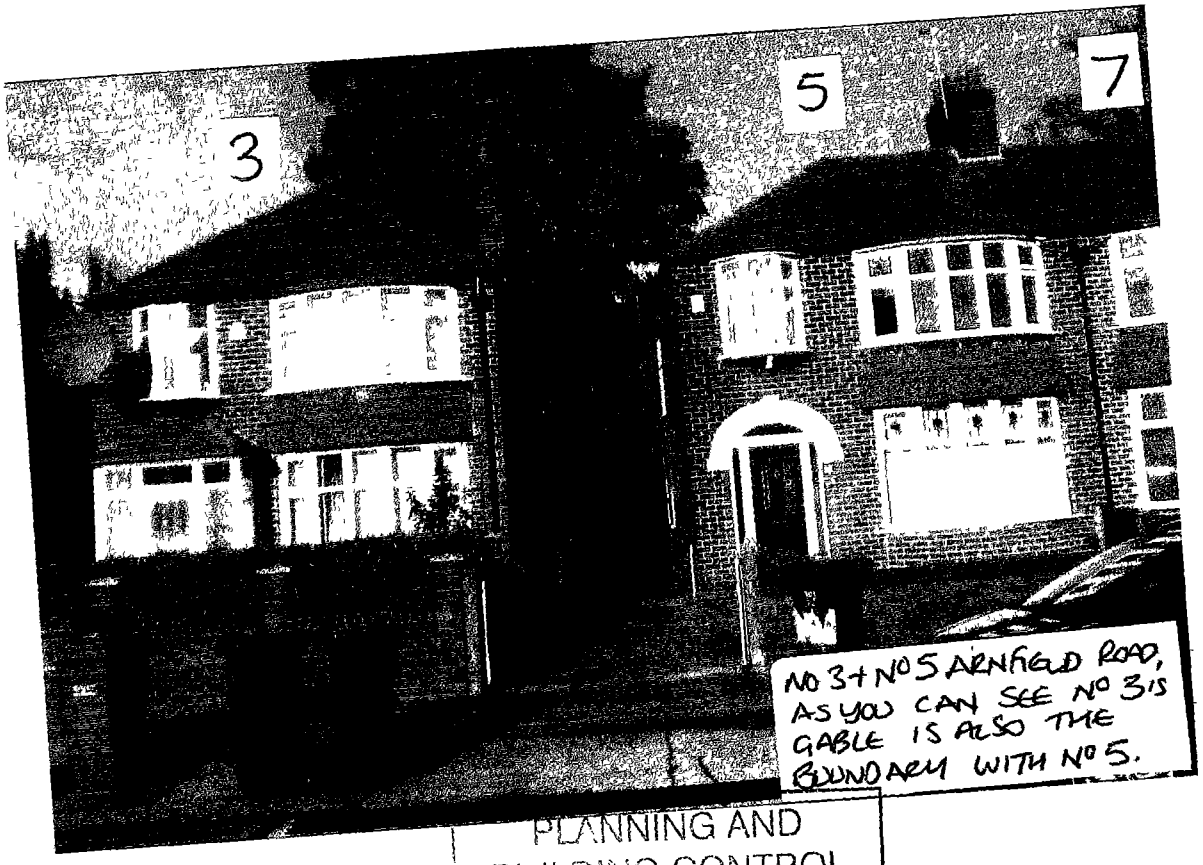
3+5 ARNFIELD RD, SHOWING V. LARGE GABLE WALL BOUNDARY OF NO3

ARNFIELD ROAD, FIRE STATION # 3 & S. 3 DETACHED 5 SEMI

FRONT ON VIEW SHOWING ENTRANCE TO F.S. STATION NOS 3 + 5 ARNFIELD ROAD.

NOS + NO 3 ARNFIELD ROAD, REAR GABLE WALL AS BOUNDARY BETWEEN THE 2 PROPERTIES





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WITH REGARDS TO A 'TERRACING' EFFECT THE SKETCH ABOVE SHOWS WHAT OUR EXTENSION WOULD LOOK LIKE WITH A 1·5M SETBACK. THE 'DOTTED' LINE ABOVE THE MONO PITCHED ROOF IS WHERE THE ROOF PITCH WOULD BE IF WE WERE TO SETBACK 2·0M. AS YOU CAN SEE THE USUAL EFFECT IS MINIMAL

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