Consultation list for appeal APP/B4215/D/17/3187901
Appeal at 11 Norland Walk, Manchester, M40 2DS

Councillor June Hitchen, 110 Surbiton Road, Manchester, M40 2US
Councillor John Flanagan, 203 Broom Lane, Manchester, M19 3LX
Councillor Carmine Grimshaw, 80 Assheton Road, Manchester, M40 1WE
9 Norland Walk, Manchester, M40 2DS
5 Mantell Walk, Manchester, M40 2DY
15 Norland Walk, Manchester, M40 2DS
13 Norland Walk, Manchester, M40 2DS
3 Mantell Walk, Manchester, M40 2DY
1 Mantell Walk, Manchester, M40 2DY

MANCHESTER CITY COUNCIL

Planning

Nasira Farooq
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 13 February 2018

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 117042/FH/2017
Planning Inspectorate reference: APP/B4215/D/17/3187901
Appellant's name: Mr Mark McCluney
Development: Erection of a two storey rear extension together with porch to the front to form additional living accommodation (Use Class C3 (a))
Location: 11 Norland Walk, Manchester, M40 2DS
Appeal start date: 13 February 2018

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 it's siting, sclae and appearance, and prominent position, would result in an overly dominant and visually intrusive feature to the detriment of the general character of the 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 Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policies DC1 and the guidance within the National Planning Policy Framework.
2) The proposed development by reason of it's proximity to the common boundaries, together with the design, scale, bulk, massing of the proposal, it is considered that the proposed rear extension would have an overbearing and overshadowing impact and would create an intrusive feature in the form of expanse of brickwork along this boundary, to the detriment of the residential amenity to the occupiers of the adjoining property no.9 Norland Walk. 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 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**

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on their website. All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly telephone Nasira Farooq on the above extension.

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Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing