Consultation list for appeal APP/B4215/D/17/3180448
Appeal at 13 Victoria Avenue, Levenshulme, Manchester, M19 2PB

Councillor Dzidra Noor, C/o Members Services
Councillor Basat Sheikh, C/o Members Services
Councillor Nasrin Ali, C/o Members Services, Town Hall
12A Errwood Road, Manchester, M19 2PA
10 Victoria Avenue, Levenshulme, Manchester, M19 2PB
Flat 5, 14 Errwood Road, Manchester, M19 2PA
Flat 3, 14 Errwood Road, Manchester, M19 2PA
1 Arliss Avenue, Manchester, M19 2PD
12 Victoria Avenue, Levenshulme, Manchester, M19 2PB
11 Victoria Avenue, Levenshulme, Manchester, M19 2PB
Flat 1, 14 Errwood Road, Manchester, M19 2PA
12 Errwood Road, Manchester, M19 2PA
Flat 7, 14 Errwood Road, Manchester, M19 2PA
Flat 6, 14 Errwood Road, Manchester, M19 2PA
Flat 4, 14 Errwood Road, Manchester, M19 2PA
Flat 2, 14 Errwood Road, Manchester, M19 2PA
11 Victoria Avenue, Manchester, M192PB

MANCHESTER CITY COUNCIL

Planning

Carl Glennon
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 25 September 2017

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 115738/FH/2017
Planning Inspectorate reference: APP/B4215/D/17/3180448
Appellant's name: Mr Sarfraz Ahmed
Development: Retrospective application for retention of existing garage
Location: 13 Victoria Avenue, Levenshulme, Manchester, M19 2PB
Appeal start date: 25 September 2017

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 development has an incongruous relationship to the original dwellinghouse, in terms of its height in proximity to the northern boundary wall, scale and massing, which has resulted in a consequentially oppressive and overbearing impact on rear ground floor windows and garden area to 11 Victoria Avenue and is thereby harmful to residential amenity and contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC1.

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 should make this request in writing directly to the Planning Inspectorate 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 Carl Glennon on the above extension.

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Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing