Consultation list for appeal APP/B4215/W/13/2206969
Appeal at 43 Leighbrook Road, Fallowfield, Manchester, M14 6BG

Councillor Suzannah Reeves, 8 Westbourne Grove, Withington, Manchester, M20 1JA
Councillor Andrew Fender, 21 Burton Road, Manchester, M20 3GD
Councillor Jeff Smith, 19 Burton Road, Manchester, M20 2GD
41 Leighbrook Road, Manchester, M14 6BG
43 Leighbrook Road, Manchester, M14 6BG
42 Leighbrook Road, Manchester, M14 6BR
44 Leighbrook Road, Manchester, M14 6BR
73 Victoria Road, Old Moat, Manchester, M14 6BW
75 Victoria Road, Old Moat, Manchester, M14 6BW
77 Victoria Road, Old Moat, Manchester, M14 6BP
79 Victoria Road, Old Moat, Manchester, M14 6BP
81 Victoria Road, Old Moat, Manchester, M14 6BP
83 Victoria Road, Old Moat, Manchester, M14 6BP
44 BRENTBRIDGE ROAD, Manchester, M14 6AS

MANCHESTER CITY COUNCIL

Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier
44 BRENTBRIDGE ROAD
Manchester
M14 6AS

Date: 15 October 2013

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 103034/FO/2013/S1
Planning Inspectorate reference: APP/B4215/W/13/2206969
Appellant's name: Mr Daniel Sudbury
Development: Erection of single storey side extension to existing house in multiple occupation (Class C4)
Location: 43 Leighbrook Road, Fallowfield, Manchester, M14 6BG
Appeal start date: 14 October 2013

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 extension to an existing house in multiple occupation would lead to the potential for an increase in the level of occupation which would have a detrimental impact on the sustainability and character of the area, and would therefore be contrary to the provisions of policies SP1, H11 and DM1 of the Core Strategy of the Local Development Framework. The guidance contained in paras 11, 12, 13 and 14 of the National Planning Policy Framework supports refusal of the application.

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 written to the City Planning Officer at Manchester your correspondence will be sent to the Planning Inspectorate and copied to the Appellant. You may at this stage of the proceedings make any additional or new comments online using the Planning Casework Service at www.planningportal.gov.uk/pcs 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 **18 November 2013**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

If you wish to receive formal notification of the outcome of this Appeal, you must also make this request in writing to the Planning Inspectorate at the above address. Kindly note that the Planning Inspectorate publishes an information booklet entitled "Guide to taking part in Planning Appeals". If you wish to receive a copy please contact Dave Morris on the above extension or alternatively you can visit the Planning Inspectorate's website - www.planning-inspectorate.gov.uk - the booklet appears on their publications page under "Planning Appeal".

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

Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing