Consultation list for appeal APP/B4215/W/15/3002149
Appeal at 27 Egerton Road, Fallowfield, Manchester, M14 6YQ

South East Fallowfield Residents Association, 6 Clifton Avenue, Manchester, M14 6UB
Councillor Daniel Gillard, 17 Amherst Road, Manchester, M14 6UG
Councillor Rebecca Moore, C/o Members Services
Councillor Chris Paul, 31 Westfield Road, Manchester, M21 0SW
2 Linden Grove, Manchester, M14 6YE
25 Egerton Road, Manchester, M14 6YQ
27 Egerton Road, Manchester, M14 6YQ
Flat 1, Mowat Court, 19 Brook Road, Manchester, M14 6UE
Flat 2, Mowat Court, 19 Brook Road, Manchester, M14 6UE
Flat 3, Mowat Court, 19 Brook Road, Manchester, M14 6UE
Flat 4, Mowat Court, 19 Brook Road, Manchester, M14 6UE
Flat 5, Mowat Court, 19 Brook Road, Manchester, M14 6UE
Flat 6, Mowat Court, 19 Brook Road, Manchester, M14 6UE
Brookside Motors, 24A Egerton Road, Manchester, M14 6XA
1 J J Thomson Mews, Manchester, M14 6JT
2 J J Thomson Mews, Manchester, M14 6JT
3 J J Thomson Mews, Manchester, M14 6JT
4 J J Thomson Mews, Manchester, M14 6JT
5 J J Thomson Mews, Manchester, M14 6JT
6 J J Thomson Mews, Manchester, M14 6JT

MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 5 March 2015

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 105609/FO/2014/S1
Planning Inspectorate reference: APP/B4215/W/15/3002149
Appellant's name: Mr Zahid Hanif
Development: Erection of a single storey side & rear extension to allow internal re configuration to create additional (sixth) bedroom to House in Multiple Occupation (class C4)
Location: 27 Egerton Road, Fallowfield, Manchester, M14 6YQ
Appeal start date: 5 March 2015

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 create an additional bedroom leading to an increase in the level of occupation which would have a detrimental impact on the sustainability and character of the area in which there is a high concentration of houses in multiple occupation 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 paragraphs 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 **9 April 2015**, 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