

Consultation list for appeal APP/B4215/D/25/3369483
Appeal at 4 Rigton Close, Manchester, M12 4WW

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MANCHESTER
CITY COUNCIL

Planning

Harriet Aidoo
Telephone: 0161 234 4532
harriet.aidoo@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 25 July 2025

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 142181/FH/2025

Planning Inspectorate reference: APP/B4215/D/25/3369483

Appellant's name: Mr Farooq Ahmed

Development: Erection of part single, part two storey side, two storey rear, single storey front extension and rear roof dormer to form additional living accommodation

Location: 4 Rigton Close, Manchester, M12 4WW

Appeal start date: 24 July 2025

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, by reason of its cumulative massing impact, combined with the proposed 4 metre first floor rearward projection, together with the associated roof design, coupled with the proposed rear roof dormer would create an overly bulky and visually obtrusive feature, which fails to contribute positively to the residential and visual amenity of the neighbouring occupiers along Tarrington Close, and as such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policies EN1, SP1 and DM1 of the Core Strategy for Manchester.
- 2) The proposed development by reason of its siting, scale, appearance and proximity to the boundary with the adjoining property at No. 21 Tarrington Close would have an overbearing impact, creating an intrusive feature in the form of expanse of brickwork along the boundary to the detriment of the residential amenity to the occupiers of adjoining properties. 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.
- 3) The proposed windows to the shared boundary with No. 2 Rigton Close would be contrary to saved unitary development plan policy DC1, which states that the development potential of the gap between detached and semi-detached houses should be capable of being shared equally by the owners or occupiers of the two properties concerned, the windows would preclude that eventuality.

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**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Harriet Aidoo using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing