

Consultation list for appeal APP/B4215/W/25/3368163
Appeal at 338-340 Dickenson Road, Manchester, M13 0NG

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor Abid Latif Chohan, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Suzanne Richards, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Shahbaz Sarwar, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
342 Dickenson Road, Manchester, M13 0NG
325 - 327 Dickenson Road, Manchester, M13 0NR
338A Dickenson Road, Manchester, M13 0NG
336 Dickenson Road, Manchester, M13 0NG
344 Dickenson Road, Manchester, M13 0NG
340 Dickenson Road, Manchester, M13 0NG
4 Albert Place, Manchester, M13 0SQ
2 Albert Place, Manchester, M13 0SQ
1 Albert Place, Manchester, M13 0SQ
331 Dickenson Road, Manchester, M13 0NR
329 Dickenson Road, Manchester, M13 0NR



The Owner/Occupier

Date: 1 July 2025

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 141323/FO/2024

Planning Inspectorate reference: APP/B4215/W/25/3368163

Appellant's name: Mr Mohammed Hussain

Development: Retention of front and side external canopy.

Location: 338-340 Dickenson Road, Manchester, M13 0NG

Appeal start date: 1 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 front canopy extension, by reason of its design, appearance, siting and scale forms an unduly prominent, incongruous, and obtrusive addition to the application property. It is poorly related to the characteristic arrangement of adjacent parade of shops, and the wider streetscene. The development therefore has a negative impact upon the character and composition of the host building and is thereby harmful to the residential and visual amenities of the area, including the amenities of occupants of houses along Albert Place, contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester and policy JP-P1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

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 commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you must do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/>.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **5 August 2025**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing