

Consultation list for appeal APP/B4215/D/24/3351938
Appeal at 23 Mauldeth Road West, Manchester, M20 3EQ

Councillor Suzannah Reeves, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Gavin White, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Garry Bridges, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

22 Mauldeth Road West, Manchester, M20 3EG

25 Mauldeth Road West, Manchester, M20 3EQ

18 Lausanne Road, Manchester, M20 3EU

16 Lausanne Road, Manchester, M20 3EU

14 Lausanne Road, Manchester, M20 3EU

24 Mauldeth Road West, Manchester, M20 3EG

21 Mauldeth Road West, Manchester, M20 3EQ

20 Lausanne Road, Manchester, M20 3EU



MANCHESTER
CITY COUNCIL

Planning

Jake Walther
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 14 October 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 140328/FH/2024

Planning Inspectorate reference: APP/B4215/D/24/3351938

Appellant's name: Mr Farmiloe

Development: Retrospective permission for the erection of a rear L shaped dormer

Location: 23 Mauldeth Road West, Manchester, M20 3EQ

Appeal start date: 14 October 2024

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 by reason of its design, scale and massing and prominent position, results in an overly dominant, bulky and incongruous feature which is out of character with, and fails to contribute positively to, the general character of the local area. The development is therefore contrary to policies SP1, EN1 and DM1 of the Manchester's Core Strategy Development Plan Document 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 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 Jake Walther 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