

Consultation list for appeal

Appeal at 211 Peel Hall Road, Manchester, M22 5HJ

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209 Peel Hall Road, Manchester, M22 5HJ
213 Peel Hall Road, Manchester, M22 5HJ
34 Holliney Road, Manchester, M22 5JE
36 Holliney Road, Manchester, M22 5JE
38 Holliney Road, Manchester, M225JE
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42 Holliney Road, Manchester, M22 5JE



The Owner/Occupier

Date: 4 November 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 140559/FH/2024

Planning Inspectorate reference:

Appellant's name: Mr Andy Flynn

Development: Erection of a two storey side and part two/part single storey rear extension with rear roof dormers, together with outbuilding to rear garden for ancillary living accommodation.

Location: 211 Peel Hall Road, Manchester, M22 5HJ

Appeal start date: 1 November 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 proposal would, by reason of the scale, position and design of the two storey side extension (notably the continued roof ridge line and lack of setback), be detrimental to the street scene and thereby to the visual amenity of the area: in particular because of the potential terracing effect it would create and as such the proposal is contrary to the City Council's Planning Policies SP1, DM1 and EN1 of the Manchester Core Strategy and DC1 of the Extant UDP.

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 Joshua Lee 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