

Consultation list for appeal

Appeal at 109A Manchester Road, Manchester, M21 9GA

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Chorlton Voice, Via Email
Councillor John Hacking, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Mathew Benham, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Tina Kirwin-McGinley, C/o Member's Services, P O Box 532, Town Hall
Extension, Manchester M60 2LA
111A Manchester Road, Chorlton, Manchester, M21 9PG
Flat Above, 107 Manchester Road, Chorlton, Manchester, M21 9GA
109B Manchester Road, Chorlton, Manchester, M21 9GA
108 Manchester Road, Chorlton, Manchester, M21 9TX
111B Manchester Road, Chorlton, Manchester, M21 9PG
105A Manchester Road, Chorlton, Manchester, M21 9GA
Chorlton Baths, Manchester Road, Chorlton, Manchester, M21 9PQ
109 Manchester Road, Chorlton, Manchester, M21 9GA
103A Manchester Road, Chorlton, Manchester, M21 9GA
First Floor, 108 Manchester Road, Chorlton, Manchester, M21 9PQ
Mary And Archie, 111 Manchester Road, Chorlton, Manchester, M21 9PG
107 Manchester Road, Chorlton, Manchester, M21 9GA
103 Manchester Road, Chorlton, Manchester, M21 9GA
105 Manchester Road, Chorlton, Manchester, M21 9GA
1 Kensington Road, Manchester, M21 9GH



The Owner/Occupier

Date: 5 November 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139341/FO/2024

Planning Inspectorate reference:

Appellant's name: Mr Hassan Hassan

Development: Erection of a single storey front extension to create an additional seating area for existing ice cream parlour and installation of bifold doors to front of property,

Location: 109A Manchester Road, Manchester, M21 9GA

Appeal start date: 4 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 proposed front extension by reason of its scale, design and materials would form an over dominant and visually incongruous feature in the street scene to the detriment of the visual amenity of the area. The proposed development is therefore contrary to the provisions of Core Strategy policies SP1 and DM1, saved UDP policy DC 14.1 and guidance contained within the NPPF.

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 **9 December 2024**, 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 Ellie Knowles 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