

Consultation list for appeal APP/B4215/D/24/3350432
Appeal at 153 Victoria Avenue East, Manchester, M9 6HL

The Coal Authority, Planning And Local Authority Liaison, 200 Lichfield Lane, Mansfield, Notts, NG18 4RG

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

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

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

13 Inverness Avenue, Manchester, M9 6HN

132 Victoria Avenue East, Manchester, M9 6HF

134 Victoria Avenue East, Manchester, M9 6HF

136 Victoria Avenue East, Manchester, M9 6HF

149 Victoria Avenue East, Manchester, M9 6HL

155 Victoria Avenue East, Manchester, M9 6HL

32 Inverness Avenue, Manchester, M9 6HN



The Owner/Occupier

Date: 12 September 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 140117/FH/2024

Planning Inspectorate reference: APP/B4215/D/24/3350432

Appellant's name: Ms Linh Su

Development: Retention of single storey side and rear extension, and single storey rear conservatory

Location: 153 Victoria Avenue East, Manchester, M9 6HL

Appeal start date: 12 September 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 retention of the single storey rear conservatory, by virtue of its projection, siting, scale and massing forms an overbearing and visually intrusive feature leading to loss of light implications against the common boundaries with no.149 and no.155 Victoria Avenue East, given the existing single storey side and rear extension at the site, to the detriment of residential amenity. As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1 of the Core Strategy for Manchester, JP-S1 of the Places for Everyone Plan and Policy DC1 of the Unitary Development Plan for the City of Manchester.
- 2) The single storey rear conservatory by reason of the projection, colouration, appearance and materiality creates a visually intrusive feature. As such, the proposal harms the quality of the building and previous extensions at the property in visual terms, and adversely affect the visual amenity and character of the area. As such the proposal is contrary to the City Council's Core Strategy Planning Policies SP1, DM1 and EN1, JP-S1 of Places for Everyone, Policy DC1 of the Unitary Development Plan and Section 8 and 12 of the NPPF.

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 Katie Raw 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