Consultation list for appeal APP/B4215/W/24/3349252
Appeal at 24 Cawdor Road, Manchester, M14 6LQ

Councillor Ali Ilyas, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Jade Doswell, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Ghazala Sadiq, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
13 Mabfield Road, Manchester, M14 6LP
15 Mabfield Road, Manchester, M14 6LP
22 Cawdor Road, Manchester, M14 6LQ
25 Cawdor Road, Manchester, M14 6LG
27 Cawdor Road, Manchester, M14 6LG
29 Cawdor Road, Manchester, M14 6LS
4 Riga Road, Manchester, M14 6JN
6 Riga Road, Manchester, M14 6JJ

MANCHESTER CITY COUNCIL

Planning

Ellie Knowles
Telephone: 0161 219 6633
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 18 September 2024

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 139314/FO/2024
Planning Inspectorate reference: APP/B4215/W/24/3349252
Appellant's name: Walker
Development: Installation of rear dormer to enable two additional beds in the roofspace
Location: 24 Cawdor Road, Manchester, M14 6LQ
Appeal start date: 16 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:

> 2) The proposed increase in occupancy would result in an over intensive use of the host property. The consequential increase in the levels of activity, noise and disturbance waste generation and demand for parking would have a harmful impact upon the amenity of neighbouring residential occupiers, contrary to policies H11, DM1 and SP1 of the Manchester Core Strategy.

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 **21 October 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,

Julie Roscoe
Director of Planning, Building Control & Licensing