Consultation list for appeal APP/B4215/W/24/3345194
Appeal at 35 Goulden Road, Manchester, M20 4ZE

West Didsbury Residents Association, Via Email
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 Rutland Avenue, Manchester, M20 1JD
25 Rutland Avenue, Manchester, M20 1JD
31 Goulden Road, Manchester, M20 4ZE
33 Goulden Road, Manchester, M20 4ZE
34 Goulden Road, Manchester, M20 4ZF
36 Goulden Road, Manchester, M20 4ZF
37 Goulden Road, Manchester, M20 4ZE
39 Goulden Road, Manchester, M20 4ZE
Flat 1, 32 Goulden Road, Manchester, M20 4ZF
Flat 1, 38 Goulden Road, Manchester, M20 4ZF
Flat 1, 40 Goulden Road, Manchester, M20 4ZF
Flat 1, 42 Goulden Road, Manchester, M20 4ZF
Flat 2, 32 Goulden Road, Manchester, M20 4ZF
Flat 2, 38 Goulden Road, Manchester, M20 4ZF
Flat 2, 40 Goulden Road, Manchester, M20 4ZF
Flat 2, 42 Goulden Road, Manchester, M20 4ZF
Flat 3, 32 Goulden Road, Manchester, M20 4ZF
Flat 3, 38 Goulden Road, Manchester, M20 4ZF
Flat 3, 40 Goulden Road, Manchester, M20 4ZF
Flat 3, 42 Goulden Road, Manchester, M20 4ZF
Flat 4, 38 Goulden Road, Manchester, M20 4ZF
Flat 4, 40 Goulden Road, Manchester, M20 4ZF
Flat 4, 42 Goulden Road, Manchester, M20 4ZF
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MANCHESTER CITY COUNCIL

Planning

Tracie Simpson
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 18 July 2024

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 139418/JO/2024
Planning Inspectorate reference: APP/B4215/W/24/3345194
Appellant's name: Mrs C Keaveney
Development: Variation of condition 2 (specified plans) attached to planning permission 128296/FO/2020 (allowed under appeal decision referenced APP/B4215/W/21/3268075) to allow changes to internal layout and alterations to the dormer.
Location: 35 Goulden Road, Manchester, M20 4ZE
Appeal start date: 17 July 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 due to its prominent location results in the creation of a second floor extension, which by virtue of its siting, form, scale, appearance and materiality, creates an over dominant and incongruous feature which is out of character with, and fails to contribute positively to, the local area. The proposal therefore has an unduly harmful impact on visual and residential amenity, which is contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.'

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 August 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 Tracie Simpson using the details above.

Yours sincerely,

Julie Roscoe
Director of Planning, Building Control & Licensing