

Consultation list for appeal APP/B4215/W/24/3336980
Appeal at Craig House , 33 Ballbrook Avenue, Manchester, M20 3JG

West Didsbury Residents Association, Via Email
99A Lapwing Lane, Manchester, M20 6UT
First Floor, 99 Palatine Road, Manchester, M20 3JQ
91 Lapwing Lane, Manchester, M20 6UR
95 Lapwing Lane, Manchester, M20 6UR
Ground Floor, 99 Palatine Road, Manchester, M20 3JQ
Flat 2, 35 Ballbrook Avenue, Manchester, M20 3JG
Flat 1, 35 Ballbrook Avenue, Manchester, M20 3JG
West Didsbury Post Office, 99 Lapwing Lane, Manchester, M20 6UT
93 Lapwing Lane, Manchester, M20 6UR
31 Ballbrook Avenue, Manchester, M20 3JG
Flat 2, 99 Lapwing Lane, Manchester, M20 6UR
Flat 1, 99 Lapwing Lane, Manchester, M20 6UR
99 Palatine Road, Manchester, M20 3JQ
97 Lapwing Lane, Manchester, M20 6UR
16 Redclyffe Road, Manchester, M20 3JR
Basement, 99 Palatine Road, Manchester, M20 3JQ



Planning

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gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 22 March 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 137745/FO/2023

Planning Inspectorate reference: APP/B4215/W/24/3336980

Appellant's name: M20 Property Group

Development: Erection of second-floor extension and rear terrace to the existing office building

Location: Craig House , 33 Ballbrook Avenue, Manchester, M20 3JG

Appeal start date: 22 March 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 rooftop extension and associated alterations would by reason of its design, form, appearance and increase in building height, have a harmful impact to the character and appearance of the Ballbrook Conservation Area. The proposed works would disrupt the relationship of the host building with other buildings in this part of the conservation area, to the detriment of the local townscape. The proposed extension would therefore fail to preserve or enhance the building's contribution to the conservation area, causing a degree of harm to the special interest of the Ballbrook Conservation Area, the local sense of place and its distinctive townscape composition. As such, the proposed development is contrary to saved policy DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (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 can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **26 April 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 Steven McCoombe 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