

Consultation list for appeal APP/B4215/D/24/3338250
Appeal at 12 Manor Road, Manchester, M19 3EE

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

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

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

1 Rushmere Avenue, Manchester, M19 3FH

10 Manor Road, Manchester, M19 3EE

14 Manor Road, Manchester, M19 3EE

2 Rushmere Avenue, Manchester, M19 3EH

8 Manor Road, Manchester, M19 3EE

9 Manor Road, Manchester, M19 3RQ

Flat 1, 11 Manor Road, Manchester, M19 3RQ

Flat 10, 11 Manor Road, Manchester, M19 3RQ

Flat 2, 11 Manor Road, Manchester, M19 3RQ

Flat 3, 11 Manor Road, Manchester, M19 3RQ

Flat 4, 11 Manor Road, Manchester, M19 3RQ

Flat 5, 11 Manor Road, Manchester, M19 3RQ

Flat 6, 11 Manor Road, Manchester, M19 3RQ

Flat 7, 11 Manor Road, Manchester, M19 3RQ

Flat 8, 11 Manor Road, Manchester, M19 3RQ

Flat 9, 11 Manor Road, Manchester, M19 3RQ



Planning

Harriet Aidoo
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 22 February 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 138398/FH/2023

Planning Inspectorate reference: APP/B4215/D/24/3338250

Appellant's name: Christopher Kay & Chantelle Van Den Boom

Development: Erection of two storey side extension to form additional living accommodation

Location: 12 Manor Road, Manchester, M19 3EE

Appeal start date: 22 February 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 two storey side extension would by reason of its position along the side garden of the application site and close to back of footpath would create a visually incongruent development that projects forward of the established building line along Rushmere Avenue, by undermining the established terrace, to the detriment of the layout of the street and the character of the area, contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1, EN1 and DM1 of the Core Strategy for Manchester (2012).

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 Harriet Aidoo using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing