

Consultation list for appeal APP/B4215/D/23/3326112
Appeal at 31 Clitheroe Road, Manchester, M13 0GE

High Speed Two (HS2) Limited, One Canada Square, London, E14 5AB

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

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

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

21 Weaverham Close, Manchester, M13 0GD

23 Weaverham Close, Manchester, M13 0GD

19 Weaverham Close, Manchester, M13 0GD

17 Weaverham Close, Manchester, M13 0GD

33 Clitheroe Road, Manchester, M13 0GE

29 Clitheroe Road, Manchester, M13 0GE

33 Clitheroe Road, Manchester, M13 0GE



The Owner/Occupier

Date: 15 August 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 134604/FH/2022

Planning Inspectorate reference: APP/B4215/D/23/3326112

Appellant's name: Mr Asim Javed

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

Location: 31 Clitheroe Road, Manchester, M13 0GE

Appeal start date: 15 August 2023

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 cumulative impact from the proposed combined 5420mm first floor rearward projection and the resultant contextual relationship with those properties along the side boundaries, particularly no. 29 Clitheroe Road, would create an overbearing tunnel feature by virtue of its scale and massing and the resultant overshadowing to habitable room windows; contrary to the provisions of the National Planning Policy Framework (2021); policies SP1, DM1 and EN1 of The Manchester Core Strategy Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (1995).
- 2) The cumulative impact from the proposed combined 5420mm first floor rearward projection coming forward of the Weaverham Close highway would create an unduly overbearing visually intrusive feature along the street scene and from the neighbouring rear yards and driveways; contrary to the provisions of the National Planning Policy Framework (2021); policies SP1, DM1 and EN1 of The Manchester Core Strategy Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (1995).

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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing