

Consultation list for appeal APP/B4215/W/22/3310561
Appeal at Workshop Rear Of 14 Kenworthy Lane, Manchester, M22 4EJ

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne,
OL6 6DL
Northenden Civic Society, 5 Corda Avenue, Northenden, Manchester, M22 4JX
United Utilities Water PLC, 1st Floor Thrilmere House, Lingley Green Avenue, Warrington,
WA5 3LP
Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off
Midland Street, Manchester, M12 6LA
Councillor Sam Lynch, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sarah Russell, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Angela Moran, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
1 Kenworthy Lane, Manchester, M22 4FJ
10 Kenworthy Lane, Manchester, M22 4EJ
11 Heyridge Drive, Manchester, M22 4HB
13 Heyridge Drive, Manchester, M22 4HB
14 Kenworthy Lane, Manchester, M22 4EJ
15 Heyridge Drive, Manchester, M22 4HB
16 Kenworthy Lane, Manchester, M22 4EJ
17 Fitzwilliam House, Little Green, Richmond, TW9 1QW
17 Heyridge Drive, Manchester, M22 4HB
18 Kenworthy Lane, Manchester, M22 4EJ
19 Heyridge Drive, Manchester, M22 4HB
20 Kenworthy Lane, Manchester, M22 4EJ
3 Kenworthy Lane, Manchester, M22 4FJ
4 Kenworthy Lane, Manchester, M22 4EJ
5 Heyridge Drive, Manchester, M22 4HB
5 Kenworthy Lane, Manchester, M22 4FJ
6 Kenworthy Lane, Manchester, M22 4EJ
7 Heyridge Drive, Manchester, M22 4HB
7 Kenworthy Lane, Manchester, M22 4FJ
8 Kenworthy Lane, Manchester, M22 4EJ
9 Heyridge Drive, Manchester, M22 4HB
First Floor Flat, 10 Kenworthy Lane, Manchester, M22 4EJ
Flat 1A, 1 Kenworthy Lane, Manchester, M22 4FJ
Flat 1B, 1 Kenworthy Lane, Manchester, M22 4FJ
Ground Floor, 10 Kenworthy Lane, Manchester, M22 4EJ
Ground Floor, 12 Kenworthy Lane, Manchester, M22 4EJ
Top Floor, 12 Kenworthy Lane, Manchester, M22 4EJ



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 27 January 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133695/FO/2022

Planning Inspectorate reference: APP/B4215/W/22/3310561

Appellant's name: Mr Lanzbergin

Development: Erection of a pair of semi-detached dwellinghouses together with associated landscaping and car parking following the demolition of existing building

Location: Workshop Rear Of 14 Kenworthy Lane, Manchester, M22 4EJ

Appeal start date: 27 January 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 proposed development, by reason of its design and siting would have an overbearing impact on the neighbouring properties and would as a result have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of nos. 10 and 14 Kenworthy Lane and nos. 9 and 11 Heyridge Road, contrary to Policy DM1 in the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.
- 2) The proposed development, due to the inadequate number of parking spaces proposed and loss of existing parking spaces, would lead to an increase in on-street parking in an area that experiences a high demand for on-street parking spaces. This increase in on-street parking would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Kenworthy Lane, contrary to Policy DM1 in the Manchester Core Strategy Development Plan Document.
- 3) The proposed development, due to its design, would be out of character with the context within which it is located. It would therefore be detrimental to existing levels of visual amenity enjoyed within the vicinity of the site and contrary to Policies SP1 and DM1 in the Manchester Core Strategy and guidance contained within the National Planning Policy Framework and National Design Guide.

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 **3 March 2023**, 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 David Lawless 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