

Consultation list for appeal APP/B4215/D/23/3315660
Appeal at 33 Willow Way, Manchester, M20 6JT

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

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

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

35 Willow Way, Manchester, M20 6JT

31 Willow Way, Manchester, M20 6JT

30 Willow Way, Manchester, M20 6JS

32 Willow Way, Manchester, M20 6JS

5 Benham Close, Manchester, M20 6GG

3 Benham Close, Manchester, M20 6GG

1 Benham Close, Manchester, M20 6GG

28 Willow Way, Manchester, M20 6JS

31 Willow Way, Manchester, M20 6JT



Planning

Robert Griffin
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 14 February 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 134510/FH/2022

Planning Inspectorate reference: APP/B4215/D/23/3315660

Appellant's name: Ms Helen Sharman

Development: Erection of a two-storey side and part single/part two storey rear extension to form additional living accommodation

Location: 33 Willow Way, Manchester, M20 6JT

Appeal start date: 14 February 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 two storey side extension by reason of its scale, massing and siting; would not be subservient; would form an overly dominant and visually obtrusive feature within the street scene and would be incongruous with the character of the area in general, to the detriment of visual amenity and as such is contrary to saved policies DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

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 Robert Griffin 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