

Consultation list for appeal APP/B4215/W/22/3304754

Appeal at Land To The Rear Of 40 Hilldale Avenue, Manchester, M9 6PP

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

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

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

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ

Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ

Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off Midland Street, Manchester, M12 6LA

MCC Flood Risk Management, Via Email

Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP

United Utilities Water PLC, 1st Floor Thrilmere House, Lingley Green Avenue, Warrington, WA5 3LP

Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne, OL6 6DL

1275 Rochdale Road, Manchester, M9 7EG

1265 Rochdale Road, Manchester, M9 7EG

1277 Rochdale Road, Manchester, M9 7EG

1267 Rochdale Road, Manchester, M9 7EG

32 Coulsden Drive, Manchester, M9 6AP

35 Hilldale Avenue, Manchester, M9 6PQ

33 Hilldale Avenue, Manchester, M9 6PQ

38 Hilldale Avenue, Manchester, M9 6PP

Annex At, 34 Coulsden Drive, Manchester, M9 6AP

31 Hilldale Avenue, Manchester, M9 6PQ

1273 Rochdale Road, Manchester, M9 7EG

1271 Rochdale Road, Manchester, M9 7EG

1269 Rochdale Road, Manchester, M9 7EG

34 Coulsden Drive, Manchester, M9 6AP

1281 Rochdale Road, Manchester, M9 6FG

1279 Rochdale Road, Manchester, M9 6FG

26 Polefield Road, Manchester, M9 7FL

30 Collingwood Road, Manchester, M19 2AW

30 Collingwood Road, Manchester, M19 2AW

26 Polefield Road, Manchester, M9 7FL

4 Birch Road, Manchester, M8 5RU

4 Birch Road, Manchester, M8 5RU

1275 rochdale road, Manchester, M9 7EG

26 Polefield Road, Manchester, M9 7FL

26 Polefield Road, Manchester, M9 7FL

7 Lytham Road, Manchester, M19 2AT

7 Lytham Road, Manchester, M19 2AT



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 13 October 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133334/FO/2022

Planning Inspectorate reference: APP/B4215/W/22/3304754

Appellant's name: Mr Faisal Mahmood

Development: Erection of a dwellinghouse (Use Class C3a) to the rear of 40 Hilddale Avenue with associated car parking together and change in site levels together with modifications to access, boundary treatment and creation of hardstanding for car parking associated with 40 Hilddale Avenue following demolition of existing garage

Location: Land To The Rear Of 40 Hilddale Avenue, Manchester, M9 6PP

Appeal start date: 11 October 2022

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 location to the rear of an existing dwellinghouses and without its own road frontage constitutes 'backland' development. Due to the siting of the proposed building and its relationship with adjoining properties there would be a loss of amenity to neighbouring occupiers as consequence of increased levels of activity, associated noise and disturbance, intrusiveness and loss of privacy. The proposal would therefore be harmful to surrounding residential amenity. As such, the proposed development is contrary to saved policies DC6.1, DC6.2 and DC1.1 of the Unitary Development Plan for the City of Manchester and policies DM1, EN1 and SP1 of the Manchester Core Strategy.
- 2) Having regard to the relationship of the proposed development with the surrounding properties in the area, the proposed development, would constitute an inappropriate form of development, which would be out of keeping with the character and pattern of development in the local area and would be further accentuated by the off road parking and waste storage areas which would dominate the frontage, to the detriment of visual amenity. The proposed development is therefore contrary to the provisions of policies SP1, H1 and DM1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework.

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 **15 November 2022**, 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 Janine Renshaw-Livesey 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