

Consultation list for appeal APP/B4215/D/22/3306309
Appeal at 14 Delacourt Road, Manchester, M14 6BX

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

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

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

12 Delacourt Road, Manchester, M14 6BX

117 Victoria Road, Old Moat, Manchester, M14 6DA

119 Victoria Road, Old Moat, Manchester, M14 6DA

115 Victoria Road, Old Moat, Manchester, M14 6DA

16 Delacourt Road, Manchester, M14 6BX

19 Delacourt Road, Manchester, M14 6BU

17 Delacourt Road, Manchester, M14 6BU

15 Delacourt Road, Manchester, M14 6BU



The Owner/Occupier

Date: 16 November 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133779/FH/2022

Planning Inspectorate reference: APP/B4215/D/22/3306309

Appellant's name: Mrs Parveen Kauser

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

Location: 14 Delacourt Road, Manchester, M14 6BX

Appeal start date: 11 November 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 two-storey side extension by reason of its design and its relationship to the shared boundary with no. 12 Delacourt Road, fails to provide an adequate setback at first floor leading to the potential of creating a terracing effect and detracting from the character of the original property. The proposal provides a detrimental impact within the street scene and therefore is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, the National Planning Policy Framework and policies DM1 and SP1 of the Manchester Core Strategy Development Plan Document.
- 2) The proposed extensions by reason of their height, rearward projection and close proximity to the site boundary would create an undue loss of light and have an overbearing impact to no. 12 Delacourt Road, to the detriment of the amenity of the occupiers of the property. The proposed development is therefore contrary to the provisions of DC1.1, DC1.2, DC1.3, DC1.4 of the Unitary Development Plan and policy DM1 of the Core Strategy.

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 Tracie Simpson 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