

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



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 11 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.

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 **16 December 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 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