

Consultation list for appeal APP/B4215/D/22/3302505
Appeal at 7 Hightrees Drive, Manchester, M20 2JF

Councillor John Leech, 53B Manley Road, Manchester, M16 8HP
Councillor Greg Stanton, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Debbie Hilal, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
125 Nell Lane, Manchester, M20 2LG
125A Nell Lane, Manchester, M20 2LG
4 Houseman Crescent, Manchester, M20 2JY
5 Hightrees Drive, Manchester, M20 2JF
6 Hightrees Drive, Manchester, M20 2JF
8 Hightrees Drive, Manchester, M20 2JF
Flat 1, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 10, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 11, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 12, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 14, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 15, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 16, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 17, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 18, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 19, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 2, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 20, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 21, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 22, 2 Houseman Crescent, Manchester, M20 2JQ
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Flat 26, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 27, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 28, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 29, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 3, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 30, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 31, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 32, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 33, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 34, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 35, 4 Houseman Crescent, Manchester, M20 2JY
Flat 36, 4 Houseman Crescent, Manchester, M20 2JY
Flat 37, 4 Houseman Crescent, Manchester, M20 2JY
Flat 38, 4 Houseman Crescent, Manchester, M20 2JY
Flat 39, 4 Houseman Crescent, Manchester, M20 2JY
Flat 4, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 40, 4 Houseman Crescent, Manchester, M20 2JY
Flat 41, 4 Houseman Crescent, Manchester, M20 2JY
Flat 42, 4 Houseman Crescent, Manchester, M20 2JY
Flat 43, 4 Houseman Crescent, Manchester, M20 2JY

Flat 44, 4 Houseman Crescent, Manchester, M20 2JY
Flat 45, 4 Houseman Crescent, Manchester, M20 2JY
Flat 46, 4 Houseman Crescent, Manchester, M20 2JY
Flat 47, 4 Houseman Crescent, Manchester, M20 2JY
Flat 48, 4 Houseman Crescent, Manchester, M20 2JY
Flat 49, 4 Houseman Crescent, Manchester, M20 2JY
Flat 5, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 50, 4 Houseman Crescent, Manchester, M20 2JY
Flat 51, 4 Houseman Crescent, Manchester, M20 2JY
Flat 52, 4 Houseman Crescent, Manchester, M20 2JY
Flat 53, 4 Houseman Crescent, Manchester, M20 2JY
Flat 54, 4 Houseman Crescent, Manchester, M20 2JY
Flat 55, 4 Houseman Crescent, Manchester, M20 2JY
Flat 56, 4 Houseman Crescent, Manchester, M20 2JY
Flat 57, 4 Houseman Crescent, Manchester, M20 2JY
Flat 58, 4 Houseman Crescent, Manchester, M20 2JY
Flat 6, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 7, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 8, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 9, 2 Houseman Crescent, Manchester, M20 2JQ



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 24 August 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133193/FH/2022

Planning Inspectorate reference: APP/B4215/D/22/3302505

Appellant's name: Mr Chris Cooper

Development: Erection of part single, part three storey rear extension to provide additional living accommodation

Location: 7 Hightrees Drive, Manchester, M20 2JF

Appeal start date: 23 August 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 would be detrimental to the visual amenity and character of the area. In particular it would create a visually intrusive feature in the street scene by reason of its location and massing and would be detrimental to the visual amenities of the adjoining properties no.1, 3 and 5 Hightrees Drive. As such the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Core Strategy Development Plan Document and the National Planning Policy Framework.
- 2) The proposed extension by reason of its projection, scale, height and massing in close proximity to the shared boundary with the adjoining property no.5 Hightrees Drive would result in an unduly overbearing visual appearance of the occupants. The proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the 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 Tyrer 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