

Consultation list for appeal

Appeal at 70 Springdale Gardens, Manchester, M20 2SS

West Didsbury Residents Association, Via Email

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

68 Springdale Gardens, Manchester, M20 2SS

27 Springdale Gardens, Manchester, M20 2SS

31 Springdale Gardens, Manchester, M20 2SS

52 Dene Road, Manchester, M20 2SU

50 Dene Road, Manchester, M20 2SU

48 Dene Road, Manchester, M20 2SU

72 Springdale Gardens, Manchester, M20 2SS

29 Springdale Gardens, Manchester, M20 2SS



The Owner/Occupier

Date: 20 October 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133823/FH/2022

Planning Inspectorate reference:

Appellant's name: Mr. and Mrs. Holden

Development: Erection of a two storey side extension and single storey rear extension to provide additional living accommodation

Location: 70 Springdale Gardens, Manchester, M20 2SS

Appeal start date: 20 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 two-storey side extension, by reason of its scale, siting and relationship to the shared common boundary with No.72 Springdale Gardens, fails to provide an adequate setback at first floor, thus leading to a terracing effect and detracting from the character of the original property and 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.

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 Constance Phillips 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