

Consultation list for appeal APP/B4215/D/22/3305886
Appeal at 16 Clarendon Road West, Manchester, M21 0RW

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

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

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

14 Clarendon Road West, Manchester, M21 0RW

11 Clarendon Road West, Manchester, M21 0RN

7 Bryan Road, Manchester, M21 0RH

18 Clarendon Road West, Manchester, M21 0RW

13 Clarendon Road West, Manchester, M21 0RN

9 Bryan Road, Manchester, M21 0RH



Planning

Tracie Simpson
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 7 November 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 134020/FH/2022

Planning Inspectorate reference: APP/B4215/D/22/3305886

Appellant's name: Michael Hewson

Development: Installation of rear roof dormer to form additional living accommodation

Location: 16 Clarendon Road West, Manchester, M21 0RW

Appeal start date: 7 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 proposed development by reason of its design, scale and massing and prominent position, would result in an overly dominant and incongruous feature which is out of character with, and fails to contribute positively to, the general character of the local area. The proposal is therefore contrary to policies SP1, EN1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policy DC1 and the guidance within 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 Tracie Simpson 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