Consultation list for appeal 6005175
Appeal at 15 Craigmore Avenue, Manchester, M20 2YQ

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
Councillor John Leech, 53B Manley Road, Manchester, M16 8HP
Councillor Richard Kilpatrick, 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
8 Micklehurst Avenue, Didsbury, Manchester, M20 2XR
1 Micklehurst avenue, West Disdbury, M20 2XR
17 Craigmore Avenue, MANCHESTER, M20 2XL
1 Southdene Avenue, Manchester, M20 2XW
8 Micklehurst Avenue, Manchester, M20 2XR
10 Micklehurst Avenue, Manchester, M20 2XR
7 Micklehurst Avenue, Manchester, M20 2XR
4 Micklehurst Avenue, Manchester, M20 2XR
2 Micklehurst Avenue, Manchester, M20 2XR
12 Craigmore Avenue, Manchester, M20 2XL
8 Craigmore Avenue, Manchester, M20 2ZL
1 Micklehurst Avenue, Manchester, M20 2XR
13 Craigmore Avenue, Manchester, M20 2YQ
2 Southdene Avenue, Manchester, M20 2XW
5 Micklehurst Avenue, Manchester, M20 2XR
3 Micklehurst Avenue, Manchester, M20 2XR
17 Craigmore Avenue, Manchester, M20 2XL
10 Craigmore Avenue, Manchester, M20 2XL
6 Micklehurst Avenue, Manchester, M20 2XR

MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date:

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 142574/FO/2025
Planning Inspectorate reference: 6005175
Appellant's name: Mr Hassan Ibrahim
Development: Erection of a part single/part two storey side extension to form a one bed dwellinghouse.
Location: 15 Craigmore Avenue, Manchester, M20 2YQ
Appeal start date: 23 February 2026

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 scale, siting, and plot subdivision, would represent an overdevelopment of the site that would result in a cramped and incongruous form of development out of keeping with the established pattern of development and overall character of the surrounding area. As such, the development would be contrary to Policies JP-H2 and JP-H3 in The Places for Everyone Joint Development Plan Document, the guidance contained within the National Planning Policy Framework and National Design Guide, Policies SP1 and DM1 in the Manchester Core Strategy.

2) The proposed development, by reason of its design and siting, would be out of character with the historic pattern of development in the area and result in an incongruous feature in the streetscene. It would therefore be detrimental to existing levels of visual amenity enjoyed on Craigmore Avenue and Micklehurst Avenue, contrary to Policies JP-H2 and JP-H3 in The Places for Everyone Joint Development Plan Document, the guidance contained within the National Planning Policy Framework and National Design Guide, Policies SP1 and DM1 in the Manchester Core Strategy.

3) The proposed development, due to its design and siting, would provide inadequate levels of private amenity space which would lead to the creation of poor living standards. As a result, the proposal would be contrary to the guidance contained within the Manchester Residential Quality Guidance, the National Planning Policy Framework, the National Design Guide, Policies JP-H2 and JP-H3 in The Places for Everyone Joint Development Plan Document and Policies SP1 and DM1 in the Manchester 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 must do so online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference/.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **30 March 2026**, 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://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact David Lawless using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing