

Application Number	Date of Appln	Committee Date	Ward
130166/FH/2021	23 Apr 2021	1 Jul 2021	Didsbury East Ward

Proposal Erection of part single, part two-storey side and part single-storey, part two-storey rear extension, installation of rear dormer, front porch extension and elevational alterations to provide additional living accommodation

Location 11 Mardale Avenue, Manchester, M20 4TU

Applicant Imran Anwar , 11 Mardale Avenue, Manchester, M20 4TU

Agent Mr Ahmed Choudhry, Nada Architects, 169 Kingsway, Manchester, M19 2ND

Executive Summary

This application is for the erection of a part single, part two-storey side and part single-storey, part two-storey rear extension, the installation of rear dormer, front porch extension and elevational alterations to provide additional living accommodation. The property is not listed or in a conservation area and is typical of the type and style of properties within the immediate area. This application is a resubmission following an earlier refusal for a scheme consisting of larger extensions. The proposed extensions have been amended since the previous submission to reduce their scale and to reduce impacts on the appearance of the main part of the building and the neighbouring properties.

The main issues arising from the proposals are the impacts on residential and visual amenity that arise from the proposed extensions.

6 neighbouring occupiers were notified of the application proposals. As a result of this process objections have been received from a neighbouring occupier. Local ward members have also commented on the scheme.

Description

This application relates to an inter-war, two-storey, semi-detached house on the east side of Mardale Avenue. The property is sited on a splayed, corner plot with the adjoining semi being on Ferndene Road. The property has an existing two-storey side and rear extension with existing single-storey lean to the side and rear, which appear to be original features of the house. There is also a detached, flat roofed, concrete, garage adjacent to the shared boundary with no. 9 Mardale Avenue.

The property features a hipped roof, has a double storey bay window to the front and is brick at ground-floor level, with white render to the first-floor.



Front elevation of no. 11 Mardale Avenue on the left

The property sits squarely within a triangular shaped plot, with the front, side and rear elevations facing the respective points of the triangle. The property has a pedestrian gate to the front on Mardale Avenue and further along, closer to no. 9 Mardale Avenue there is a large sliding vehicular gate leading to a drive way and detached garage. This gate does not benefit from planning permission, but does not form part of this application. The front garden is approximately 8.8 metres long at its greatest point. The front garden has a privet hedge running along the front shared boundary with no. 7 Ferndene Road and a lawn to the front with a paved driveway to the side.

At its longest point there is a distance of approximately 13.2 metres from the side of the original house to the shared boundary with no. 9 Mardale Avenue. The rear garden is approximately 18.8 metres long at its longest point and is bounded by wayney lap fencing to the shared boundaries with both neighbours. The rear garden is lawned.



Rear garden of no. 11 Mardale Avenue

In February this year, planning application reference 128874/FH/2020 was refused for the erection of part single, part two-storey side and part two-storey, part single storey rear extension, installation of rear dormer and front porch extension and elevational alterations to provide additional living accommodation. No appeal was lodged, the application subject of this report is a resubmission seeking to address the previous reasons for refusal.

The other half of the semi is not quite a mirror image as it has a double storey bay window at both the front and the rear but does not have the two-storey corner extension.

To the north is a similar style two-storey, semi-detached property. This property is set parallel to Mardale Avenue and is therefore, at an oblique angle to the application property. To the west, on the opposite side of the road are further, two-storey, semi-detached houses of a similar scale and massing to the application property but with a different style of bay to the front and less render.

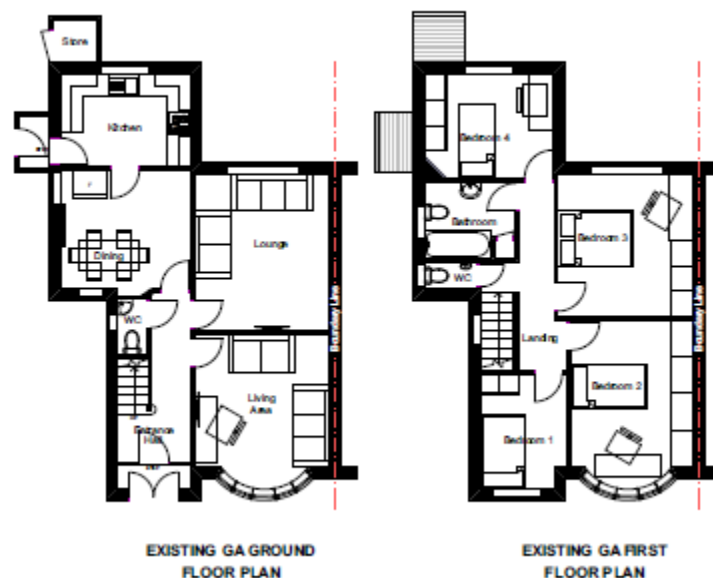
The proposed two-storey side extension would project approximately 5.5 metres from the side of the house at ground floor level and 3.44 metres at first-floor level. The proposed side extension would be setback from the front of the house by 1.3 metres at first-floor level and would be flush with the original house at ground-floor level. The proposed front porch would project forward of the building line by 1.2 metres and would be 2.59 metres wide with a dual pitched roof to a height of 3.45 metres.

The proposed single-storey rear extension would have a rearward projection of 3 metres adjacent to the shared boundary with no. 7 Ferndene Road, and would be 3.92 metres high, with a mono-pitched roof, this part of the rear extension would be 3.4 metres wide. Beyond this point the proposed rear extension would have a rearward projection of 5.07 metres at ground-floor level and 2.6 metres at first-floor level. The two-storey part of the extension would have a hipped roof that wraps around the side and rear of the property and the single storey element would have a mono pitch roof.

It is also proposed to install a flat roof dormer to the rear of the original roof, adjacent to the adjoining neighbour at no. 7 Ferndene Road. The proposed dormer would be

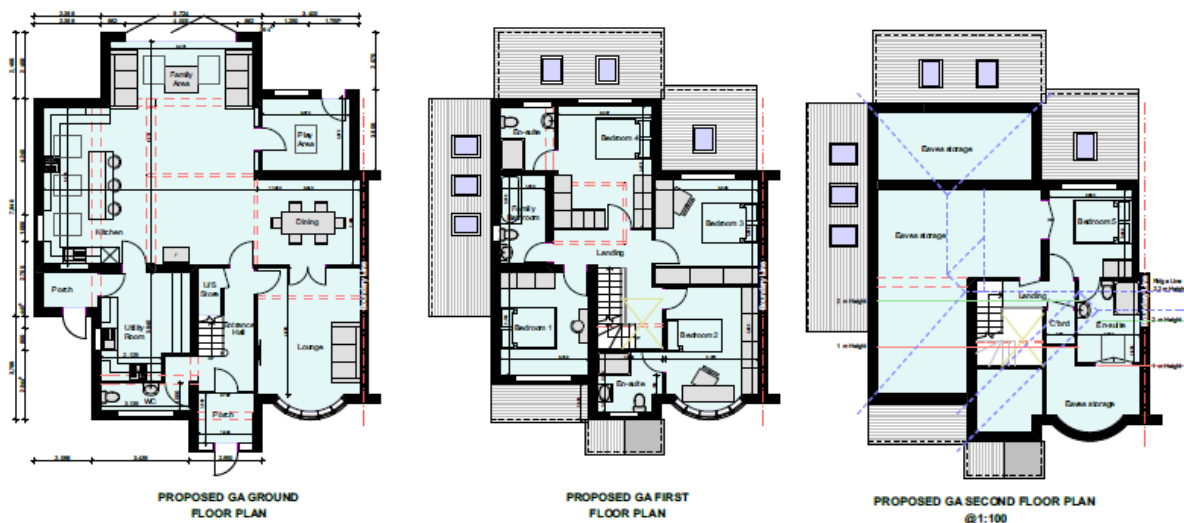
set below the ridge of the main roof, above the eaves and in from the shared boundary with no. 7 Ferndene Road. The proposed dormer would be constructed from vertically hung tiles and would have a three-pane window located centrally within the dormer.

The existing house comprises of an entrance hall, living room, dining room, kitchen and store at ground-floor level, with four bedrooms, a bathroom and separate WC at first-floor level. The existing floor plans are shown below.



Existing floor plans

The proposals comprise at ground-floor two porches, a lounge, dining room, play room, enlarged kitchen with family area, utility room, W.C. and entrance hall. The proposed first-floor would contain four bedrooms, two with ensuite bathrooms and a separate family bathroom. The proposed second-floor would comprise a fifth bedroom with ensuite and storage. The proposed floorplans are shown below.



Proposed floor plans

Consultations

Ward Members

Cllr Andrew Simcock - Requested that this application is considered by the Committee, giving both the applicant and the objector the opportunity to state their case.

Local residents

Residents were notified in respect of the proposed development. Letters of objection were received from one household

- The proposed full width, box rear dormer would reduce light into the neighbouring rear garden by overshadowing the garden in the afternoon, impacting privacy by allowing full views of the garden and into the rear kitchen/diner through its skylight and side window, and would require access to neighbouring property for build and ongoing needs.
- The size and scale of the extension, including the double-storey height portion, is overbearing and would reduce light into the rear garden, allowing full views of the garden such that there will be no privacy whatsoever. The reduction of ground area has real potential to cause excess surface and ground water flooding to cause damage to our property and garden.
- The single-storey rear extensions would severely reduce light into our main living areas (living room and kitchen/diner), which both have north facing windows, forcing us to always use artificial interior lighting. It would make the garden area between the single-storey 'play room' extension and the existing kitchen/diner extension so dark it would be unusable. The single-story rear extension 'play room' would also require access to neighbouring property for build and ongoing needs.
- The space between the properties could not be equally shared. It would limit development opportunity on our property and prevent the building of a similar ground floor or dormer extension without it being further astride of the party wall to allow build and ongoing maintenance access.
- The plans are over-bearing and out-of-scale compared with existing properties and other local extensions on Ferndene Road and Mardale Avenue. The proposed extension is 200% larger than the original house, making it 3 times larger than our property. Most extensions in the area are at most 50% larger than the original house, correctly set back to maintain the building line and be subservient to the main house. It would make 11 Mardale Avenue look excessively overextended compared to other properties on Mardale Avenue.
- Extending the front profile, extending the roof ridge, extending beyond the front aspect, the extended porch and loss of existing front arched porch, creating a double fronted property, the size and style of the proposed windows and doors to the front facing extension and front facing side door are all out of keeping with the style of all other houses in the local area. Again, this will be the only property in the local area where this has happened. It will ruin the look of the property and the local area.
- The materials proposed are not in keeping with the existing materials. The few details provided in the plans show that, wherever possible, new material to be used will be inferior to those already in place and will worsen the look of the property and street.

- The recently installed gate with widened driveway and proposed gate is manifestly out of keeping with the character of the area. It does not provide any security benefits as existing garden walls are low and constitute no real deterrent to intruders. Furthermore, the gate makes it harder for the residents and visitors of 11 Mardale to use the drive and so they park predominantly on the street,.
- The combination of all the proposed changes would significantly alter the character and style of 11 Mardale Avenue, to the extent it could no longer be called a 1930s era house. This would make it look out of place and would permanently ruin the look of the street and area.
- It creates a dangerous precedent, allowing further unsympathetic and overbearing development in the area, which will change the look and feel of the neighbourhood permanently.
- It is in breach of legislation, breaches restrictive covenants, is contrary to significant parts of National and Local planning policy, and planning design guidance. (The objector has made reference to various policies, case law, national guidance that he/she believes the proposal is in breach of)
- The submitted drawings do not accurately show the relationships or features of neighbouring properties.
- Inaccuracies on the submitted application forms and drawings
- The single storey extension (within 2m of boundary) breaches 45deg rule in both plan and elevation to neighbouring property.

Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours,

litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant and are relevant to consideration to the proposed extension to a residential dwellinghouse.

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 states that Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;

- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require adaptations to their homes.

Green Blue Infrastructure

The strategy lays the foundations for the preservation and improvement of green and blue infrastructure within the City. It is considered that gardens form an important part of this infrastructure. The Strategy advised that gardens play an important part in defining the character and attractiveness of an area.

Guide to Development In Manchester

The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning

decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Issues

Principle

The principle of householders extending their properties to provide additional living accommodation and meet changing needs is generally considered acceptable subject to further consideration of impacts on residential and visual amenity. As set out below the proposed development is considered to accord with the principle of extending a residential property as set out in saved UDP policy DC1.

Scale

Following the refusal of the previous application this resubmission has aimed to address the previous reasons for refusal by setting the first-floor back and reducing the ridge height of the proposed side extension. The first-floor side and rear extension has also been reduced so as to be further away from the shared boundary with no. 9 Mardale Avenue. The proposed rear dormer has also been reduced in scale. For reference below are the proposed elevations for the previously refused application.



Proposed elevations for previous refusal 128874/FH/2020 at 11 Mardale Avenue

The rear ground floor extension would have a rearward projection of 3 metres, adjacent to the shared boundary with no. 7 Ferndene Road, a further 3.4 metres away from the shared boundary with no. 7 Ferndene Road the proposed rear extension would have a rearward projection of 5.07 metres at ground-floor level and 2.6 metres at first-floor level, which would match with the existing two-storey rear extension. Whilst part of the single-storey rear extension would be longer than that generally considered acceptable of 3.65 metres in saved UDP policy DC1 the application property benefits from a good sized rear garden and this element is set away from neighbouring properties to either side therefore, limiting any significant impact the proposed rear extensions would have.

The proposed part single, part two-storey side extension would project to the side by 5.5 metres at ground-floor level and 3.44 metres at first-floor level. The proposed first-floor element would be stepped back from the front by 1.3 metres with the ground-floor being flush. The proposed single-storey side extension would be stepped and the widest part of the side extension would be setback 3.8 metres from the front of the property. See proposed elevations below.



Proposed elevations for 11 Mardale Avenue

Given the relationship of the property being at a 45° angle with the neighbouring property at no. 9 Mardale Avenue and the gap to the shared boundary it is not considered that the proposed development would create the potential for a terracing effect. The proposed development would be subservient to the original property as required by saved Unitary Development Plan policy DC1. It is therefore considered that the scale of the proposed extensions are acceptable.

Design

The application property is not a Listed Building and is not located within a conservation area, however, this property together with the neighbouring properties all have a distinctive character of double-storey bay windows to the front, brick work to ground-floor, render to the first-floor.

The proposed extensions would utilise matching materials with brick at the ground-floor and render to the first-floor. The proposed dormer would have hung tiles to match the roof. Many properties within the immediate area have removed the original rosemary tiles and replaced them with concrete red tiles and it is the case that such works can be undertaken without requiring planning permission.

On balance it is considered that the design of the proposed extension is acceptable and would not cause harm to disrupt the overall character of the application property and surrounding properties.

Refuse storage

Access would still be maintained to the rear of the property from the side and the bins could still be taken to the rear for storage.

Parking

It is proposed to demolish the existing garage, but the proposal details sufficient space to the side of the property for at least two cars to be parked off road. The proposed site setting out drawing shows that the front lawn would remain the same. This level of provision is considered acceptable for this dwellinghouse.

Trees

There are no trees located within the gardens of the application property. There is a large evergreen tree located at the bottom of the neighbouring garden, however, this would be approximately 12 to 15 metres away from the proposed rear extensions, and as such would be unaffected by the proposed development.

Residential Amenity

Any alterations to a property can impact on the amenity of the occupiers of adjoining and adjacent properties. It is the role of the planning system to assess if the impacts are so significant as to warrant the refusal of planning permission.

The proposed side extension would be approximately 2 metres away from the shared boundary with no. 9 Mardale Avenue at its tightest point. The proposed rear extension and rear dormer would be set in from the shared boundary with no. 7 Ferndene Road so as not to encroach beyond the shared boundary.

The proposed rear extensions would be to the north of the adjoining neighbour at no. 7 Ferndene Road and due south of the neighbouring occupier at no. 9 Mardale Avenue. Given the limited rearward projection of 3 metres adjacent to the shared boundary with no. 7 Ferndene and the limited height of the single-storey rear extension and dormer, together with the orientation of the property it is not considered that the proposed development would create any significant undue loss of light to the neighbouring occupier at no. 7 Ferndene Road. The proposed development may create some loss of light to the neighbouring occupiers at no. 9 Mardale Avenue, however, this is limited due to the distance of the substantial element of the proposal from the shared boundary, and therefore any impacts on that property are not considered sufficient to warrant the withholding of planning permission.

The proposed windows in the first-floor rear extension would be located in a similar position to the existing extension windows and would therefore, not offer any increased levels of overlooking than at present. The proposed dormer would offer a higher vantage point to provide oblique views towards the adjoining garden but faces directly into the rear garden of the application property. This relationship is similar to many others in comparable locations across the City. Given the oblique views to the neighbouring gardens it is not considered that the proposal would allow for direct overlooking resulting undue loss of privacy to the occupiers of neighbouring houses.

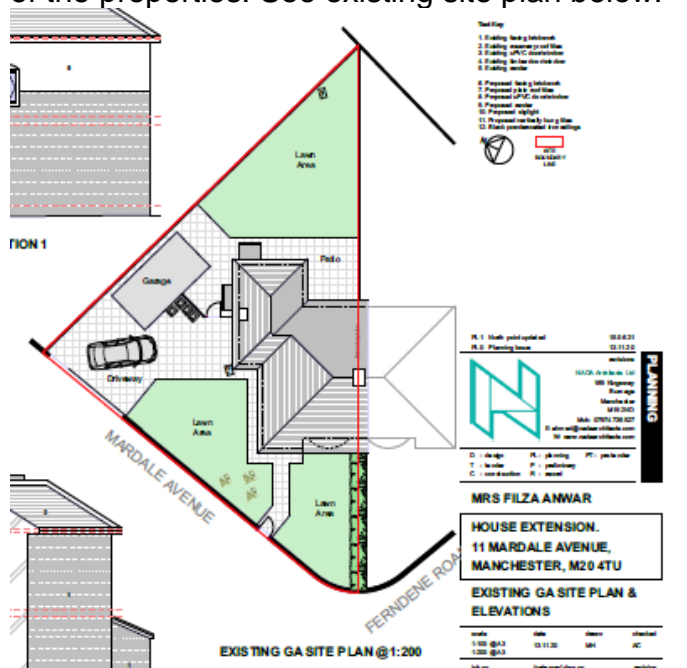
Reducing the bulk of the proposed development away from the shared boundary with no. 9 Mardale Avenue has also limited any potential for an overbearing impact to the occupiers of that property.

It is also the case that a single storey rear extension of a projection up to 3m located on or close to the boundary with the adjoining property could be erected under permitted development rights without the need for an application for planning permission. Also, subject to details and subject to certain restrictions, a rear dormer window can be erected without the need for an application for planning permission.

On balance it is considered that the proposed development would not have such a significant impact on the residential amenity of neighbouring occupiers so as to warrant refusal of the application.

Character of the Area.

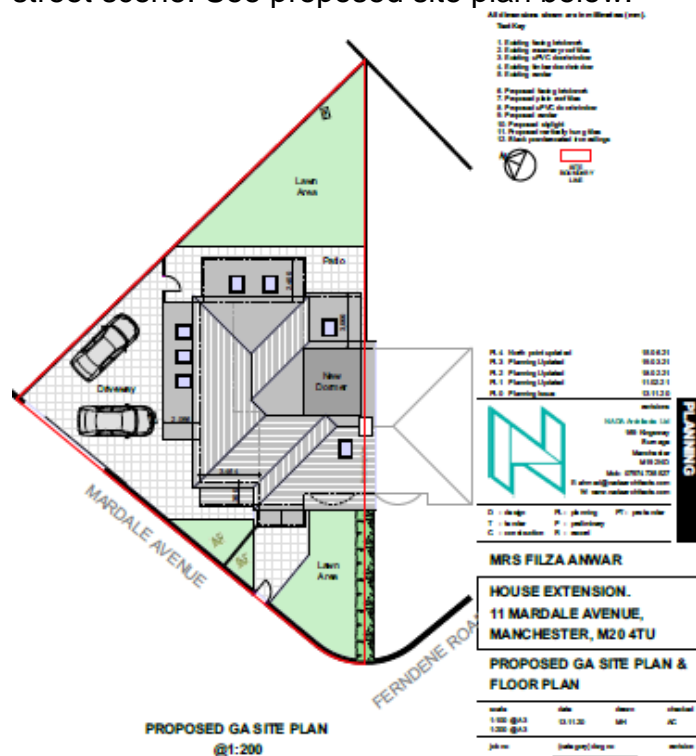
The application property together with the adjoining semi are set at an angle to effectively face the corner of Mardale Avenue and Ferndene Road. Properties on the opposite corner are set in the same manner, as are the properties at the other end of Mardale Avenue. Furthermore, no. 1 Mardale Avenue also appears to have the same original two-storey side and rear protrusion which wraps around the rear corner of the house. Again, there is no planning history shown for this leading to the belief that nos 1 and 11 Mardale Avenue have these extensions as original features of the properties. See existing site plan below.



Existing site plan of 11 Mardale Avenue

The proposed development would be highly visible within the street scene, however, this resubmission has significantly reduced the scale of the proposed development allowing the extensions to be read as subservient additions to the property and retain the character of the original house. The side extension and front porch would project forward of the building line towards the front boundary of the application property but

would not form such visually intrusive features so as to cause any undue harm to the street scene. See proposed site plan below.



Proposed site plan for 11 Mardale Avenue

Flood Risk.

The application property is not located in Flood Zones 2 or 3 and therefore no further information is required in respect of these matters in this instance. It is noted that some of the areas where the proposed extensions are to be sited are already hardstanding. It is not considered that the proposals would increase the risk of flooding.

45 Degree Rule

This is used by some authorities to determine what is an acceptable rearward projection for an extension. This measure is not embedded into any adopted planning policies within Manchester. As with each application they are considered on their own merits having regards to the particular circumstances of each site. In this instance, as indicated within the previous sections of this report the proposals are not considered to give rise to unacceptable impacts on residential amenity of neighbouring properties.

Unauthorised vehicular gate

The applicant has stated that this gate does not form part of this application, they have been informed that what has been installed does require planning permission and this matter would be dealt with separately to the proposals subject of this report.

Errors within existing and proposed site layout drawings

The submitted site setting out drawings have incorrectly indicated north in the opposite direction, this has been raised with the applicant and new, correct drawings have now been submitted. As set out in this report, the assessment of the proposals

has been undertaken with reference to Council GIS sources to ensure impacts on neighbouring properties has been correctly considered.

Concerns regarding civil issues

Concerns have been raised about the construction management of the development and rights of access etc. The granting of planning permission does not override any other legal obligations with regards the Party Wall Act, or confer any rights to trespass onto neighbouring property's land. These issues are dealt with under separate pieces of legislation.

The applicant has indicated that all building works would be undertaken solely on land within their ownership by signing Certificate A, furthermore, the drawings do not indicate any encroachment.

It is considered that it would be unreasonable, due to the relatively minor scale of development proposed, to stipulate by condition hours of construction, and where contractors park. In addition, the rectifying of any damage to the property/gardens of neighbouring occupiers would become a civil legal issue that would need to be dealt with through other legislation and not the Planning system.

Conclusion

This application seeks to enlarge a property in order to create a bigger family home, that maintains the original character of this unlisted building, not located within a conservation area. The proposals are considered to have been sited and designed to minimise impacts on residential amenity and the visual amenity and character of the area. On balance it is considered that the extensions are of a scale and design that is acceptable and that the development accords with Council policies.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed ground-floor and first-floor plans (03)001 rev PL3, stamped as received 23rd April 2021;

Proposed second-floor plan and site plan (04)001 rev PL4, stamped as received 15th June 2021;

Proposed elevations (05)001 rev PL3, stamped as received 23rd April 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 130166/FH/2021 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Melanie Tann
Telephone number :	0161 234 4538
Email :	melanie.tann@manchester.gov.uk

