

Role

- **Reviewing planning applications**
- **Assessing visual impact of development on street scene**
- **Producing a comprehensive written representation statement**



background

Tameside Metropolitan Borough Council received two planning applications relating to a site in Audenshaw, to develop an existing detached dwelling and garden area to eleven apartments and three bungalows.

more was commissioned to submit two written appeals on behalf of the Council following refusal of planning permission.

the challenge

Both planning applications had carried a Planning Officer recommendation for approval but both were subsequently refused by Members of the Planning Committee on the basis that the development would be out of character with the surrounding area.

The appeal statement needed to demonstrate the justification and decision reached by the Planning Committee.

the solution

We managed the appeal, carried out a site inspection and assessed the characteristics of the site and surroundings.

We reviewed all the planning application history, reviewed the appellant's case, analysed third party representations and assessed and applied the planning policy framework. We produced a comprehensive, structured written representation statement dealing with the Council's case and accompanied the Planning Inspector to site inspection.

the results

Thanks to our strong case, The Planning Inspector supported our argument and concluded that both appeals should be dismissed.

We added much needed capacity, planning and design expertise to deliver the Council's objectives. Our understanding of the way planning services operate and the pressures placed upon them allowed us to focus on the needs of the Council and deliver important service and corporate objectives.