

From: Harry Jackson <harryjacks84@hotmail.com>

Sent: 08 November 2023 16:22

To: NEW RT1 <RT1@planninginspectorate.gov.uk>

Subject: Re: Planning Inspectorate APP/P4225/W/23/3323455: 13 Moss Hall Road, BL9 7JJ

Good Morning Caroline

I hope you are keeping well, thank for your help in accepting the comments forwarded to you with regard to the above appeal, your assistance is greatly appreciated by myself and my client.

I have read the Statement by the Local Authority and would like to respond, if it is acceptable to two items included in the Statement.

1. We have no objection to the Local Authority providing details of the specification of the proposed materials should the inspector approve the appeal, however due to workload and staffing levels at Rochdale Borough Council such an application could take several months to be decided and this project has already been delayed over a year.

So, I respectfully attach the specification and full details of the proposed materials, which are identical to the finish used on the adjacent properties at 10 Parth St and 2/4 Heap Street (illustration attached) if this could be agreed at this stage it would alleviate such a delay. If that is not possible, we will submit a further condition application.

2 I am unsure if this is acceptable at this stage of the appeal, to suggest a compromise, my client is prepared, should the Inspector be in agreement, and in the interests of aesthetics, to render the new extension and leave the brickwork on the existing property untouched, this may alleviate their concerns over "Balance and Symmetry"

I have limited experience in dealing with planning appeals as I am a Building Engineer and not a Planning Consultant, and generally attempt to negotiate with the Local Authority planning officer, and arrive at an acceptable compromise rather than having to appeal a decision, but unfortunately this has not been possible in this case, because we have different preferences and opinions.

However, I would like to confirm that this is not a criticism of the officer who dealt with this application, as he has been most helpful and very professional throughout the planning process.

If I am exceeding my rights I apologise and will follow your guidance and withdraw whatever is unacceptable in this statement.

Once again thank you for all your help in dealing with this appeal.

Kind Regards

Harry Jackson

MCABE. CBuildE

From: RT1@planninginspectorate.gov.uk <RT1@planninginspectorate.gov.uk>
Sent: 03 November 2023 09:01
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