

Consultation list for appeal APP/B4215/W/21/3283642
Appeal at 64 Broom Lane, Manchester, M19 2TG

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 Dzidra Noor, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Basat Sheikh, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Zahid Hussain, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Flat 2, 51 Broom Lane, Manchester, M19 2TX
Flat 1, 51 Broom Lane, Manchester, M19 2TX
62 Broom Lane, Manchester, M19 2TG
60 Broom Lane, Manchester, M19 2TG
58 Broom Lane, Manchester, M19 2TG
1 Bowler Street, Manchester, M19 2TZ
6 Bowler Street, Manchester, M19 2TY
4 Bowler Street, Manchester, M19 2TY
47 Broom Lane, Manchester, M19 2TX
53A Broom Lane, Manchester, M19 2TX
45 Broom Lane, Manchester, M19 2TX
1 Watts Street, Manchester, M19 2TT
49 Broom Lane, Manchester, M19 2TX
53 Broom Lane, Manchester, M19 2TX
54A Broom Lane, Manchester, M19 2TG
66 Broom Lane, Manchester, M19 2UB
49A Broom Lane, Manchester, M19 2TX
5 Bowler Street, Manchester, M19 2TZ
2 Bowler Street, Manchester, M19 2TY
43 Broom Lane, Manchester, M19 2TX
56 Broom Lane, Manchester, M19 2TG
54 Broom Lane, Manchester, M19 2TG
64 Broom Lane, Manchester, M19 2TG



The Owner/Occupier

Date: 23 March 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 130140/FH/2021

Planning Inspectorate reference: APP/B4215/W/21/3283642

Appellant's name: Mohamed Abdu-Rahman

Development: Conversion of dwellinghouse into 2 self contained flats (Class C3) with associated rear roof dormer

Location: 64 Broom Lane, Manchester, M19 2TG

Appeal start date: 22 March 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 conversion of this property into two flats will result in the loss of family accommodation, and the supply of accommodation suitable for families, as such the proposal will not contribute to a sustainable community, which will have a detrimental impact upon the character of the local area, which is contrary to guidance in the National Planning Policy Framework and the East Manchester Strategic Regeneration Framework, and, policies H1, H5, H11, SP1 and DM1 of the Manchester Core Strategy.
- 2) The conversion of this property into two flats fails to provide accommodation of a sufficient quality for future occupiers, particularly in respect of the lack of provision of accessible private external amenity space for the occupiers of both flats, which would cause unnecessary harm to the residential amenity of the proposed occupants of the building and would be detrimental to the character of the local area and would fail to maintain a sustainable community. For these reasons, the development is unacceptable and contrary to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies SP1, H1, H5, H11, T2 and DM1 of the Manchester Core Strategy, the East Manchester Strategic Regeneration Framework, the Guide to Development in Manchester Supplementary Planning Guide and Planning Document and the Manchester Residential Quality Guidance.
- 3) The conversion of this property into two flats would result in the over-intensive use of the site that creates an unacceptable increase in comings and goings in and around the site and increased demand for on-street parking in the vicinity of the site. It is therefore considered that the proposal has an unduly harmful impact on the residential amenity of neighbouring occupiers due to increased noise and disturbance and is detrimental to the character of the area in general. For these reasons, the development is considered to be overdevelopment and detrimental to residential amenity within the area, and therefore contrary to saved policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1, T2 and DM1 of 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 can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **26 April 2022**, 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://acp.planninginspectorate.gov.uk> and on the Council's website.

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

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing