

Consultation list for appeal APP/B4215/W/21/3287250
Appeal at 15 Waverley Road, Manchester, M9 4LX

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 Sandra Collins, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Joanne Green, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Patrick Karney, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
24 Springville Avenue, Manchester, M9 4NA
18 Waverley Road, Manchester, M9 4LX
29 Springville Avenue, Manchester, M9 4NA
16 Waverley Road, Manchester, M9 4LX
22 Springville Avenue, Manchester, M9 4NA
20 Waverley Road, Manchester, M9 4LX
17 Waverley Road, Manchester, M9 4LX



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 31 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131442/FO/2021

Planning Inspectorate reference: APP/B4215/W/21/3287250

Appellant's name: Mr Dean Bryan

Development: Change of use from single dwellinghouse (Use Class C3a) to two self contained flats (Use Class C3a)

Location: 15 Waverley Road, Manchester, M9 4LX

Appeal start date: 31 January 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 proposed change of use to flats would lead to the loss of a family dwellinghouse and negatively impact on the supply of good sized family accommodation in the area. This in turn would undermine the aim of achieving an appropriate balance of housing provision in the locality and the objective of achieving a sustainable and cohesive housing market and an area. The proposal is therefore contrary to the provisions of Policies H3, DM1 and SP1 of the Manchester Core Strategy.
- 2) The proposed conversion of the property to create 2 separate residential units would result in an over-intensive use of the property. The consequential increase in the level of occupation, would facilitate increased comings and goings, noise, disturbance, demand for waste storage, demand for on-street parking and lack of amenity space. This would be harmful to the amenity and living conditions of neighbouring residential occupiers, contrary to saved policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, T2, and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

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 **7 March 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 Janine Renshaw-Livesey using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing