

Consultation list for appeal APP/B4215/W/21/3277884
Appeal at 77 Averill Street, Manchester, M40 1PD

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Manchester Cathedral, Victoria Street, Manchester, M3 1SX
Councillor Carmine Grimshaw, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor June Hitchen, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor John Flanagan, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
69 Averill Street, Manchester, M40 1PH
Averill House, Averill Street, Manchester, M40 1PF
93 Averill Street, Manchester, M40 1PD
87 Averill Street, Manchester, M40 1PD
81 Averill Street, Manchester, M40 1PD
79 Averill Street, Manchester, M40 1PD
75 Averill Street, Manchester, M40 1PH
71 Averill Street, Manchester, M40 1PH
67 Averill Street, Manchester, M40 1PH
59 Averill Street, Manchester, M40 1PH
55 Averill Street, Manchester, M40 1PH
38 Averill Street, Manchester, M40 1PF
36 Averill Street, Manchester, M40 1PF
34 Averill Street, Manchester, M40 1PF
23 Crammond Close, Manchester, M40 1PL
21 Crammond Close, Manchester, M40 1PL



Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 7 October 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 128901/FU/2020

Planning Inspectorate reference: APP/B4215/W/21/3277884

Appellant's name: Mr Peter Child

Development: Change of use from dwellinghouse (Use Class C3) to 5 bedroom House of Multiple Occupation (HMO) (Use Class C4) together with installation of rear roof lights

Location: 77 Averill Street, Manchester, M40 1PD

Appeal start date: 7 October 2021

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 would result in the loss of a family sized dwellinghouse which would reduce the standard and availability of such housing in the area, undermining the provisions of policies H4, H11 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order maintain a sustainable neighbourhood and cohesive housing market.
- 2) The proposed use would result in an over intensive use of the property, with a consequential increase in the levels of activity, noise and disturbance levels, waste generation and demand for parking. This in turn would have a detrimental impact upon the amenity of neighbouring residential occupiers, contrary to policies H11, DM1 and SP1 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 **11 November 2021**, 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 Steven McCoombe 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