

Consultation list for appeal APP/B4215/W/21/3273744
Appeal at 73 Furness Road, Manchester, M14 6LX

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
South East Fallowfield Residents Association, 27 Clifton Avenue, Manchester, M14 6UD
Councillor Zahra Alijah, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Ali Ilyas, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jade Doswell, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
72 Landcross Road, Manchester, M14 6NB
38 Albion Road, Manchester, M14 6LU
71 Furness Road, Manchester, M14 6LX
69 Furness Road, Manchester, M14 6LX
42 Albion Road, Manchester, M14 6LU
39 Albion Road, Manchester, M14 6LU
36 Albion Road, Manchester, M14 6LU
34 Albion Road, Manchester, M14 6LU
28 Albion Road, Manchester, M14 6LU
74 Landcross Road, Manchester, M14 6NB
68 Furness Road, Manchester, M14 6LX
40 Albion Road, Manchester, M14 6LU
32 Albion Road, Manchester, M14 6LU
30 Albion Road, Manchester, M14 6LU



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 12 July 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 128662/FO/2020

Planning Inspectorate reference: APP/B4215/W/21/3273744

Appellant's name: Mr Anil Aggarwal

Development: Change of Use from dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4)

Location: 73 Furness Road, Manchester, M14 6LX

Appeal start date: 8 July 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 proposal for the change of use from a dwelling Class C3 to a small House in Multiple occupation Class C4 would lead to an over intensification in the level of occupation, and would have a detrimental impact on the sustainability and character of an area in which there is a high concentration of houses in multiple occupation. The proposal would, therefore, be contrary to the provisions of Core Strategy policies SP1, H11 and DM1.
- 2) The proposed change of use to a house in multiple occupation would lead to the loss of a family dwellinghouse and negatively impact on the supply of family accommodation in the area, which would in turn undermine the aim of achieving an appropriate balance of housing provision in the locality. The proposal is therefore contrary to the provisions of policies H1, H6, H11, DM1 and SP1 of the 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 **12 August 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 Dave Morris using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing