

Consultation list for appeal APP/B4215/W/20/3264379
Appeal at 1 Spencer Avenue, Manchester, M16 0AW

Councillor Aftab Razaq, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Mary Watson, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Angeliki Stogia, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

2 Spencer Avenue, Manchester, M16 0AW

2 Westminster Avenue, Manchester, M16 0AN

205 Clarendon Road, Manchester, M16 0EH

205A Clarendon Road, Manchester, M16 0EH

207 Clarendon Road, Manchester, M16 0EH

209 Clarendon Road, Manchester, M16 0EH

211 Clarendon Road, Manchester, M16 0EH

213 Clarendon Road, Manchester, M16 0AY

3 Spencer Avenue, Manchester, M16 0AW

4 Spencer Avenue, Manchester, M16 0AW

4 Westminster Avenue, Manchester, M16 0AN

Flat 2, 213 Clarendon Road, Manchester, M16 0AY

Flat 3, 213 Clarendon Road, Manchester, M16 0AY

Front, 211 Clarendon Road, Manchester, M16 0EH

Rear, 211 Clarendon Road, Manchester, M16 0EH

Top Flat, 209 Clarendon Road, Manchester, M16 0EH



The Owner/Occupier

Date: 2 March 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 127550/FO/2020

Planning Inspectorate reference: APP/B4215/W/20/3264379

Appellant's name: Mr K Rashid

Development: Retrospective application for the change of use from a dwellinghouse (Class C3) to a House in Multiple Occupation (Class C4)

Location: 1 Spencer Avenue, Manchester, M16 0AW

Appeal start date: 2 March 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 from a dwellinghouse to a 6 bedroom House in Multiple Occupation (C4) would create 3 additional bed spaces, resulting in an over-intensive use of the property due to 6 unrelated adult households living together. The consequential increase in the level of occupation, which would include increased comings and goings, noise levels, waste generation and demand for on-street parking, would be harmful to the amenity and living conditions of existing and neighbouring residential occupiers, contrary to policies H11, DM1, T2 and SP1 of the Manchester Core Strategy (2012), saved policy DC26 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (2019).

2) The change of use from a dwellinghouse (Class C3) to a House in Multiple Occupation (C4) at No.1 Spencer Avenue, would result in the loss of a dwelling house suitable for occupancy by a family, thereby reducing the availability of family housing. This would undermine the provisions contained within policies H6 and SP1 of the Manchester Core Strategy which seek to create an appropriate mix and balance of housing provision in the locality in order to create sustainable neighbourhoods of choice and to maintain the character of areas within the south of the city. The proposal is therefore be contrary to the provisions of policies SP1, H1, H6 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework (2019).

3) The north-facing dormer window provided for bedroom 6, due to its position and proximity to the rear windows of flats above Nos. 209-211 Clarendon Road, would give rise to intrusive overlooking opportunities which would be detrimental to the amenities of the occupiers of the flats, contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester and to Core Strategy policies SP1 and DM1.

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 **6 April 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 Linda Marciniak using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing