Consultation list for appeal APP/B4215/A/14/2211026
Appeal at 43 Schuster Road, Rusholme, Manchester, M14 5LX

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
South Manchester Regeneration - Central SRF, Central Manchester Regeneration Team, PO Box 3, 7th Floor Alexandra House, 2 Southcombe Walk, Hulme, Manchester, M15 5NX
Schuster Road Residents, 18 Schuster Road, Manchester, M14 5PE
Councillor Rabnawaz Akbar, Members' Services, Room 108 Town Hall, Manchester, M60 2LA
Councillor Ahmed Ali, 16 Kent Road West, Manchester, M14 5RF
Councillor Kate Chappell, 2 Poplar Avenue, Manchester, M19 2GS
16 Park Range, Manchester, M14 5HQ
18 Park Range, Manchester, M14 5HQ
20 Park Range, Manchester, M14 5HQ
22 Park Range, Manchester, M14 5HQ
11 Schuster Road, Manchester, M14 5LX
15 Schuster Road, Manchester, M14 5LX
17 Schuster Road, Manchester, M14 5LX
19 Schuster Road, Manchester, M14 5LX
37 Schuster Road, Manchester, M14 5LX
39 Schuster Road, Manchester, M14 5LX
41 Schuster Road, Manchester, M14 5LX
43 Schuster Road, Manchester, M14 5LX
45 Schuster Road, Manchester, M14 5LX
47 Schuster Road, Manchester, M14 5LX
49 Schuster Road, Manchester, M14 5LX

MANCHESTER CITY COUNCIL

Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 9 January 2014

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 102166/FU/2013/S1
Planning Inspectorate reference: APP/B4215/A/14/2211026
Appellant's name: Dr Mohannad Ammori
Development: Change of use from single family dwelling (Class C3) to house in multiple occupation (Class C4)
Location: 43 Schuster Road, Rusholme, Manchester, M14 5LX
Appeal start date: 6 January 2014

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 facilitate additional bed spaces within the property in area which already has a high concentration of existing HMOS. The consequential increase in the levels of activity and associated comings and goings, noise levels, waste generation and demand for parking, would lead to the over intensive use of the property which in turn would have a detrimental impact upon the amenity of neighbouring residential occupiers. The proposed development would therefore be contrary to the Policies H11, DM1 and SP1 of the Manchester Core Strategy.
2) The proposed change of use would lead to the loss of a family dwelling which 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. The proposal is therefore contrary to the provisions of Policy H11 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 written to the City Planning Officer at Manchester your correspondence will be sent to the Planning Inspectorate and copied to the Appellant. You may at this stage of the proceedings make any additional or new comments online using the Planning Casework Service at www.planningportal.gov.uk/pcs 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 **17 February 2014**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

If you wish to receive formal notification of the outcome of this Appeal, you must also make this request in writing to the Planning Inspectorate at the above address. Kindly note that the Planning Inspectorate publishes an information booklet entitled "Guide to taking part in Planning Appeals". If you wish to receive a copy please contact Steven McCoombe on the above extension or alternatively you can visit the Planning Inspectorate's website - www.planning-inspectorate.gov.uk - the booklet appears on their publications page under "Planning Appeal".

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly telephone Steven McCoombe on the above extension.

Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing