

197 Victoria Avenue

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To: joe@atxbuildingdesign.co.uk <joe@atxbuildingdesign.co.uk>

Mr Lindon

Change of use from first floor office to self contained flat (Class C3).**197 Victoria Avenue****138327/FO/2023**

I refer to the above application.

Whilst the principle of a first-floor flat is acceptable, the rear access is not supported. The rear access as the only point of entry would lack natural surveillance from the public domain and leaving prospective occupiers vulnerable to criminal activity, undermining security. Greater Manchester Police have also raised concerns in this regard.

Given the above, I intend to recommend the application for refusal. If you wish to withdraw the application and resubmit with a revised scheme to allow for access from the front, please let me know by 29 November 2023.

Regards

Steve McCoombe

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