

Consultation list for appeal APP/B4215/W/23/3327768
Appeal at 4 Rowsley Avenue, Manchester, M20 2XD

Councillor John Leech, 53B Manley Road, Manchester, M16 8HP

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

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

1 Rowsley Avenue, Manchester, M20 2XD

7 Oaker Avenue, Manchester, M20 2XH

5 Rowsley Avenue, Manchester, M20 2XD

Wardens Flat, Rowsley House, 3 Rowsley Avenue, Manchester, M20 2XD

Standwalk Limited, Rowsley House, 3 Rowsley Avenue, Manchester, M20 2XD

9 Oaker Avenue, Manchester, M20 2XH

6 Rowsley Avenue, Manchester, M20 2XD

Ashley House, 155 Barlow Moor Road, Manchester, M20 2YA

2 Rowsley Avenue, Manchester, M20 2XD

6 Rowsley Avenue, Manchester, M20 2XD

99 Tintern Court, West Didsbury, Manchester, M20 2ND

2 Rowsley Avenue,, West Didsbury, Manchester, M20 2XD



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 21 November 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131091/FO/2021

Planning Inspectorate reference: APP/B4215/W/23/3327768

Appellant's name: Mr Andrew Leung

Development: Conversion of dwellinghouse into 5 no. self contained flats together with a two storey rear extension and associated car parking, bin store and amenity space.

Location: 4 Rowsley Avenue, Manchester, M20 2XD

Appeal start date: 21 November 2023

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 conversion of 4 Rowsley Avenue into 5 no. self contained flats would result in the loss of family accommodation, thereby reducing the availability of family housing, and undermine the formation of sustainable communities. The proposal would therefore be contrary to the provision of policies SP1, H1, H6 and H11 and DM1 of the Manchester Core Strategy (2012) and DC5 of the Unitary Development Plan, the Guide to Development in Manchester Supplementary Planning Document (2007) and the National Planning Policy Framework (2019).
- 2) The proposed use would result in an over intensive use of the property. The consequential increase in the levels of activity, noise, disturbance levels, waste generation and demand for parking, would have a detrimental impact upon the amenity of neighbouring residential occupiers, contrary to policies H11, DM1 and SP1 of the Manchester Core Strategy and DC5 of the Unitary Development Plan for Manchester.

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 **26 December 2023**, 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 Janine Renshaw-Livesey 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