

Consultation list for appeal APP/B4215/W/23/3325061
Appeal at 10 Ellesmere Road, Manchester, M21 0SR

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Chorlton Voice, Via Email
Chorlton Voice, Via Email
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Councillor John Hacking, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Eve Holt, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Mathew Benham, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
8 Ellesmere Road, Chorlton, Manchester, M210SR
8 Ellesmere Road, Manchester, M21 0SR
Flat 2, 7 Chandos Road, Manchester, M21 0SS
Flat 5, 5 Chandos Road, Manchester, M21 0SS
Flat 2, 5 Chandos Road, Manchester, M21 0SS
Flat 3, 10 Ellesmere Road, Manchester, M21 0SR
5 Ellesmere Road, Manchester, M21 0SG
11 Chandos Road, Manchester, M21 0SS
Flat 4, 7 Chandos Road, Manchester, M21 0SS
Flat 3, 7 Chandos Road, Manchester, M21 0SS
Flat 1, 7 Chandos Road, Manchester, M21 0SS
Flat 4, 5 Chandos Road, Manchester, M21 0SS
Flat 3, 5 Chandos Road, Manchester, M21 0SS
Flat 1, 5 Chandos Road, Manchester, M21 0SS
Flat 2, 10 Ellesmere Road, Manchester, M21 0SR
Flat 1, 10 Ellesmere Road, Manchester, M21 0SR
9 Ellesmere Road, Manchester, M21 0SG
7 Ellesmere Road, Manchester, M21 0SG
9 Chandos Road, Manchester, M21 0SS
6 Ellesmere Road, Manchester, M21 0SR
4 Ellesmere Road, Manchester, M21 0SR



The Owner/Occupier

Date: 11 October 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 135431/FO/2022

Planning Inspectorate reference: APP/B4215/W/23/3325061

Appellant's name: Mrs Tahira Akram

Development: Conversion of the basement to form 1 no. self contained apartment together with associated elevational alterations, formation of rear sunken terrace, installation of covered bicycle store and car parking

Location: 10 Ellesmere Road, Manchester, M21 0SR

Appeal start date: 11 October 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 the basement of no. 10 Ellesmere Road into a self contained flat making 4no. flats in total, would be unacceptable as it would represent an over development of the site by reason of the amount of accommodation on the site, and lead to the over-intensive use of the property, lead to an associated (and unacceptable) increase in comings and goings, lead to increased congestion, noise and disturbance, and would not help diversify the mix of house types in the area, therefore contributing towards an unsustainable community, to the detriment of residential amenity within the area. For these reasons, the proposal would be overdevelopment and unacceptable, and contrary to guidance within policies SP1, H6 and DM1 of the Core Strategy and the National Planning Policy Framework and DC26, DC5.1, DC5.2 and DC5.3 of the Unitary Development Plan for Manchester.
- 2) The creation of an additional flat within the basement of no. 10 Ellesmere Road is likely to increase demand for the limited space available for parking on street, as there will be no increase in the provision of off street parking. The additional demand for on street parking would have a detrimental impact on the amenity of the area and is therefore contrary to the provisions of Core Strategy Policy DM1 and saved Unitary Development Plan policy DC5.

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 **15 November 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