

Consultation list for appeal APP/B4215/W/22/3306938
Appeal at 9 Brook Road, Manchester, M14 6UE

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
South East Fallowfield Residents Association, 27 Clifton Avenue, Manchester, M14 6UD
Rusholme, Fallowfield & Moss Side Civic Society, Via Email
Councillor Chris Wills, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Becky Chambers, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Angela Gartside, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
21 Clifton Avenue, Manchester, M14 6UD
2 Raveley Avenue, Manchester, M14 6WA
1 Raveley Avenue, Manchester, M14 6WA
13 Brook Road, Manchester, M14 6UE
7 Brook Road, Manchester, M14 6UE
Flat 12, Brook Court, Brook Road, Manchester, M14 6UE
Flat 9, 30 Brook Road, Manchester, M14 6UF
Flat 4, 9 Brook Road, Manchester, M14 6UE
Flat 1, 9 Brook Road, Manchester, M14 6UE
Flat 4, 30 Brook Road, Manchester, M14 6UF
Flat 1, 30 Brook Road, Manchester, M14 6UF
Flat 8, Brook Court, Brook Road, Manchester, M14 6UE
Flat 4, Brook Court, Brook Road, Manchester, M14 6UE
Flat 10, Brook Court, Brook Road, Manchester, M14 6UE
Flat 11, Brook Court, Brook Road, Manchester, M14 6UE
Flat 8, 30 Brook Road, Manchester, M14 6UF
Flat 7, 30 Brook Road, Manchester, M14 6UF
Flat 6, 30 Brook Road, Manchester, M14 6UF
Flat 5, 9 Brook Road, Manchester, M14 6UE
Flat 3, 9 Brook Road, Manchester, M14 6UE
Flat 2, 9 Brook Road, Manchester, M14 6UE
30 Brook Road, Manchester, M14 6UF
Flat 5, 30 Brook Road, Manchester, M14 6UF
Flat 3, 30 Brook Road, Manchester, M14 6UF
Flat 2, 30 Brook Road, Manchester, M14 6UF
Flat 9, Brook Court, Brook Road, Manchester, M14 6UE
Flat 6, Brook Court, Brook Road, Manchester, M14 6UE
Flat 5, Brook Court, Brook Road, Manchester, M14 6UE
Flat 3, Brook Court, Brook Road, Manchester, M14 6UE
Flat 2, Brook Court, Brook Road, Manchester, M14 6UE
Flat 1, Brook Court, Brook Road, Manchester, M14 6UE
Flat 7, Brook Court, Brook Road, Manchester, M14 6UE
7A Brook Road, Manchester, M14 6UE
2 Beech Grove, Manchester, M14 6UY
32 Brook Road, Manchester, M14 6UF



Planning

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robert.tyrer@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 18 November 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133436/FO/2022

Planning Inspectorate reference: APP/B4215/W/22/3306938

Appellant's name: Mr Mohammad Akhtar

Development: Conversion of basement to form two self-contained flats

Location: 9 Brook Road, Manchester, M14 6UE

Appeal start date: 18 November 2022

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 basement flat conversions would represent an over intensive use of the property. The standard of accommodation, demand for car parking, associated noise and disturbance of additional occupiers would be detrimental to the amenity of future occupants of the development proposed and the residential occupiers in the area. The proposed development is therefore contrary to Policies SP1 and DM1 of the Manchester Core Strategy and extant Policies DC5 of the Unitary Development Plan for the City of 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 **23 December**

2022, 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 Robert Tyrer 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