

Consultation list for appeal APP/B4215/W/22/3296860
Appeal at 13 Vaughan Avenue, Manchester, M40 9LE

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Councillor Paula Appleby, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Yasmine Dar, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Julie Connolly, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
10 Delside Avenue, Manchester, M40 9LF
10 Vaughan Avenue, Manchester, M40 9LE
11 Vaughan Avenue, Manchester, M40 9LE
12 Delside Avenue, Manchester, M40 9LF
12 Vaughan Avenue, Manchester, M40 9LE
14 Delside Avenue, Manchester, M40 9LF
15 Vaughan Avenue, Manchester, M40 9LE
17 Vaughan Avenue, Manchester, M40 9LE
19 Vaughan Avenue, Manchester, M40 9LE
2 Vaughan Avenue, Manchester, M40 9LE
Flat 31, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
4 Vaughan Avenue, Manchester, M40 9LE
52 Bluestone Road, Manchester, M40 9HY
6 Vaughan Avenue, Manchester, M40 9LE
68 Bluestone Road, Manchester, M40 9HY
7 Vaughan Avenue, Manchester, M40 9LE
8 Delside Avenue, Manchester, M40 9LF
8 Vaughan Avenue, Manchester, M40 9LE
9 Vaughan Avenue, Manchester, M40 9LE
Flat 1, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 10, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 11, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 12, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 13, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
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Flat 33, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 4, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 5, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 6, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 7, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 8, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 9, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Mosscafe St Vincents, Trafford House, Chester Road, Manchester, M32 0RS



The Owner/Occupier

Date: 14 July 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 132315/FO/2021

Planning Inspectorate reference: APP/B4215/W/22/3296860

Appellant's name: Mr Boruch Zvi Portnoy

Development: Change of use of dwellinghouse (Class C3) to 5 bedroom house in multiple occupation (Class C4) together with a two storey side and rear extension

Location: 13 Vaughan Avenue, Manchester, M40 9LE

Appeal start date: 13 July 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 change of use would result in the loss of a family sized dwellinghouse which would reduce the standard and availability of such housing in the area, undermining the provisions of policies H3, H11 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order maintain a sustainable neighbourhood and cohesive housing market.
- 2) The proposed use, in combination with the proposed extension, would result in an over intensive use of the property, with a consequential increase in the levels of activity, noise and disturbance levels, waste generation and demand for parking. This in turn would have a detrimental impact upon the amenity of neighbouring residential occupiers, contrary to policies H11, DM1 and SP1 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 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 **17 August 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 Steven McCoombe 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