

Consultation list for appeal APP/B4215/W/22/3300081
Appeal at 69 Brynorne Road, Manchester, M8 4GW

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Councillor Nasrin Ali, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Mohammad Amin, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Fiaz Riasat, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
1 Answell Avenue, Manchester, M8 4GG
2 Answell Avenue, Manchester, M8 4GG
3 Answell Avenue, Manchester, M8 4GG
4 Answell Avenue, Manchester, M8 4GG
5 Answell Avenue, Manchester, M8 4GG
6 Answell Avenue, Manchester, M8 4GG
65 Brynorne Road, Manchester, M8 4GN
67 Brynorne Road, Manchester, M8 4GN
7 Answell Avenue, Manchester, M8 4GG
71 Brynorne Road, Manchester, M8 4GW
73 Brynorne Road, Manchester, M8 4GW
75 Brynorne Road, Manchester, M8 4GW
77 Brynorne Road, Manchester, M8 4GW
78 Brynorne Road, Manchester, M8 4QN
79 Brynorne Road, Manchester, M8 4GW
8 Answell Avenue, Manchester, M8 4GG
80 Brynorne Road, Manchester, M8 4QN
81 Brynorne Road, Manchester, M8 4GW
82 Brynorne Road, Manchester, M8 4QN
84 Brynorne Road, Manchester, M8 4QN
86 Brynorne Road, Manchester, M8 4QW
88 Brynorne Road, Manchester, M8 4QW
90 Brynorne Road, Manchester, M8 4QW
92 Brynorne Road, Manchester, M8 4QW



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 14 July 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133455/FO/2022

Planning Inspectorate reference: APP/B4215/W/22/3300081

Appellant's name: Mr Marko Mandic

Development: Change of use of dwellinghouse (Class C3) to 6 bedroom house in multiple occupation (Class C4)

Location: 69 Brynorne Road, Manchester, M8 4GW

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 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.

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', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing