

Fw: 128901/FU/2020

Planning <Planning@manchester.gov.uk>

Mon 1/25/2021 8:53 AM

To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Please see below

Regards

Technical Support Team (Planning)

Planning, Building Control & Licensing

Growth & Development Directorate

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From: [REDACTED]

Sent: 23 January 2021 21:55

To: Planning <Planning@manchester.gov.uk>

Subject: 128901/FU/2020

Dear Sir

I wish to express my concerns at the proposal to convert the property at 77 Averill Street, Newton Heath, M40 from a family house to a house of multiple occupancy.

The area is a residential one and converting small family houses, thus removing an affordable family home from the market is not conducive to a community residential street. These small terraced houses are perfect for the first step on to the property ladder for young couples starting out and affordable starter homes are in very short supply in current times.

I fear that such a dwelling may have a negative impact on the area. The immediate area is currently occupied by families, young people starting out and elderly people who have lived here for many years.. There are many families living close by, another family would be ideal but letting out five rooms to single people may cause lots of issues for current residents who either own their homes or pay a normal rent.

My knowledge of this property type elsewhere leads me to believe that we as neighbours may be troubled by additional noise. There could be activity during the night which again would be an issue for surrounding neighbours. There is also the issue of waste, there is often waste dumped on the land at the side of the property, we would likely see this increase as the waste created by five people is likely to be much greater than that created by two adults.

Parking on Averill Street is already compromised as there is only on street parking and enough room for one vehicle per household.

Current neighbours are very concerned by these proposals and would wish to try to prevent this going ahead for the reasons outlined above. I look forward to a favourable response.

Regards

[REDACTED]

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