

2nd June 2021,
Manchester City Council,
Planning Department

Dear Sirs,

RE:- Planning Permission Request for a Garden Room/Storage/Office facility for 23 Lackenheath Close, M20 2WP.

Please accept this letter as a "Statement of Facts", which will accompany our 2nd Planning Application for the above mentioned property, which will be submitted on our behalf by our Agent Andrew Chapman.

We have bought a new 4 bedroom three storey house from PJ Livesey on the understanding that PJJ would approve the building of the Garden come Storage/Office room, provided we obtain planning permission from MCC.

Our newly built house has NO garage or other facility essential for storing outdoor tools and equipment! Currently our electric lawn mower, strimmer, extension cable, various garden tools, mountain bikes etc are placed on the back garden patio at the rear of our house.

All the above items are totally exposed to the elements and they are already showing signs of deterioration, which as you can understand is very concerning !

I now have to work from home due to the Covid situation, so my intention was to utilise the Garden Room for dual purposes ie:- Essential Storage and Much needed Office Space.

Your records will show that this is our second Planning Application. Our first application was refused planning permission and the reasons given by you were as follows:-

"The scale, bulk , massing, size, the designs are overly dominant and are visually obtrusive within the Street Scene." To address the above mentioned concerns, we have instructed our agent Andrew Chapman to submit a second application, which will hopefully alleviate your concerns.

Our first application was for a Garden Room- 5M Long x 2.4M Wide x 2.44M High. The colour we proposed was for anthracite. The colour was chosen as it exactly matched with the colour scheme your Planning Department had approved to the Developers PJJ. Note the whole of this development is in the same colour scheme . Please relate to the attached photos I have provided for our rear patio doors, windows and flashings, which you will see are in anthracite.

Please note that this 2nd Planning Application has taken on board MCC's concerns , so we have reduced the size considerably, in particular the height. The size we are now proposing is 3.66M Long x 2.03M wide x 2.100M High.

Within this 2nd PA we sincerely believe that we have addressed all MCC's concerns in respect of Scale, Bulk , Massing & Size. The changes we have made should also alleviate your concerns about design being overly dominant and visually obtrusive . We also propose that the GR should have a living roof , which will blend in with the surrounding greenery.

We have already given you the legitimate reasons why we chose the Anthracite colour within our first PA, however if it helps our case then we will change the colour of the GR to light oak , which will blend in with the present back and side fences.

We have already established excellent relations with our neighbours Michaela and Luke from 37 Wingate Drive, which is directly behind our property. They would welcome the extra privacy the GR would grant them and have sent a text message to us stating this to us "See attached copy of their message".

The MCC have taken PD rights away en masse across the whole estate, without just cause, an estate where there is NO storage provision whatsoever (NO internal or external garages), so this is totally unreasonable.

We feel it is within our Fundamental Right to have a facility to safely store our outdoor belongings within this small GR, which would normally be PD. As previously mentioned ALL these belongings are at present in the open and exposed to the elements, see our attachment Photographs.

Besides gathering rust and wet damage they are looking unsightly to us and our neighbours. Another major concern to us is that any intruder in the rear of our garden could use some of our heavy tools to gain access to our main residential property or that of our neighbours, which as you can imagine is an extreme worry to us!

We strongly believe that it is every home owner's right to have safe storage for all the above mentioned reasons. We sincerely hope that this Statement of Facts we have given you leads to your permission to grant this much needed facility. We are desperate to store all items already mentioned in a secure & safe place ASAP.

We are willing to make any reasonable adjustments suggested by MCC to our Plans if it achieves our ultimate goal of establishing this much needed facility.

Yours sincerely,
Mr & Mrs K Short

23 Lakenheath Close,
Manchester,
M20 2WP

