



**DEMOLITION OF THE EXISTING DWELLING AND
ERECTION OF TWO SEMI-DETACHED HOUSES
Land Adjacent to 16 Saxon Street, Manchester**

Dear Sir or Madam,

A similar scheme recently obtained planning permission (Ref:129231/FO/2021) for 2no. semi-detached houses on 24th March 2021. This is an amended application that has the same design except it includes an additional rear single storey element.

We believe this additional single storey element meets planning requirements as it was reviewed as part of a recent Appeal Decision (Ref:APP/B4215/W/21/3268850). Although the Appeal Decision was dismissed, this was due to the two storey element of the building having a higher ridge and eaves height which would result in harm to the street scene. With regards to the single storey element, the Inspector found there would be:

- No substantial ground level differences between the proposed and existing dwellings, and the ground floor windows would therefore be adequately screened by the existing boundary fencing.
- Due to the positioning and orientation in relation to both 24 Energy Street and 106 Sandal Street, there would be an adequate separation which would ensure that there would not be harmful loss of outlook to the occupiers of these properties or a harmful impact from the massing of the proposal, in terms of both its single storey and two storey elements.
- No harm to the living conditions of the occupiers of adjacent dwellings and that the proposal would accord with Policies DM1 and SP1 of the CS where they seek to protect living conditions. There would also be no conflict with the SPD or The Framework in this respect.

This application includes the addition of a Dusk Bat Survey which was not submitted as part of the previous application due restrictions on when they can be carried out. The survey concludes the emergence of bats was absent. We trust condition 15 can be amended or removed to reflect the further survey's information.

Kind regards,
Jeff Smith

Jeffrey Jordan Architects