



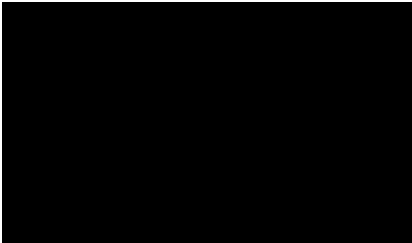
Dave Morris <d.morris@manchester.gov.uk>

Planning Objections: 8, Birch Polygon ref number 127300/FO/2020

1 message


To: Dave Morris <d.morris@manchester.gov.uk>

31 July 2020 at 08:44


31.7.20

Dear Mr Dave Morris,

I wish to raise objections to the planning proposals that have been submitted for:

[8, Birch Polygon](#) Manchester M14 5 HX (ref number 127300/FO/2020).

As a way of opening I would like to state that I have lived in this area for over 40 years and both my husband, and our three children have benefitted from living in a community. It is an area where we know our neighbours and this includes those living on Birch Polygon. My children grew up in the knowledge that they could knock on a neighbour's door if they needed help, or needed them to assist them in any way. We know that families want to live in the area and we are very aware that if this house should go on the market as a family home that there would be families wanting to buy the house. There is already a high density of student housing and HMOs in the area and as a community we struggle to walk down pavements because of the overflow of wheelie bins. But as a community we also love this area and we want more families to live here so that together we can live in a neighbourhood that is resilient and healthy.

Below are further points for your consideration.

1. This house has already had a number of planning submissions where attempts have been made to convert it from a family home into a HMO. One set of plans was withdrawn whilst a Certificate of Lawful Existing Use (126537/LE/2020) identified that this property is in fact a single house dwelling. If the current set of plans were to prove successful the house would be irrevocably altered from a single family dwelling to five dwellings. This would mean that 6, Birch Polygon would then be 'sandwiched' between two apartment developments, which would have a more significant cumulative impact. Significantly there would be a loss of a property that could provide a family dwelling (Core Strategy Policy H5). Perhaps more significantly there would be an increased slide towards multi occupancy in an area that is striving to retain a community that is attractive to families (Core Strategy Policy SP1). The fact that families do want to buy properties in this area is evidenced by the attached letters from local estate agents.
2. Whilst a three bedroom flat is identified within the plans as being a family unit it is highly unlikely that a family would choose to live in such a flat and that it would probably be occupied on a shared basis which - given the proximity of three universities- is likely to be students. The social cohesion, which currently exists in this area, will be affected. This is an area of Manchester that already has a significant student population and an increase in numbers will alter the population mix.
3. A close inspection of the plans indicates that apartment 2 is highly constrained. A table is shown but only two chairs are foregrounded and whilst there is outdoor access it is extremely small and of highly dubious quality given that it will be surrounded by buildings, boundary walls and proposed fencing. The Manchester Residential Design Guide clearly notes that "Providing outdoor amenity space that is well located, safe and well landscaped is necessary in certain types of accommodation depending on who is living there and over what period of time". Children require secure, safe and healthy environments in order to ensure their health and development. It is more crucial given the experiences of the pandemic where gardens became of lifeline for families.
4. Measurements for rooms are not my area of expertise. However it would seem that guidance from the Manchester Residential Design Guide suggests that apartments 1,2,3 and 4 only just meet standards. Minor measuring discrepancies can have a significant impact when calculating areas and I would therefore like to suggest that the stated areas should be carefully checked. Also the plans indicate that there will be two apartments that will have one bedroom, which is in conflict with MCC's Validation Checklist. This

embodies the Council's desire to create more mixed and sustainable neighbourhoods. This is in conflict with Core Strategy Policy SP1 as well as Core Strategy Policy H5 which seeks to promote family housing.

5. The planning application pays no regard to providing disabled access into and within the apartments. This is in conflict with Core Strategy Policy DM. None of the parking spaces cater for disabled people.

6. Parking will be an issue. It is likely that the larger apartments which will have a higher number of residents which will increase car ownership. Such a development is likely to lead to on road parking to the detriment of highway safety, especially when considering the current lawful use of the dwelling is a single dwelling house. Is this in conflict with Section 9 of the NPPF?

7. Creating car parking space on what is currently the front garden will contravene Saved UDP Policy DC5 where it states that conversions should "avoid the loss of front gardens and the retention of existing trees and shrubs".

8. Car parking at the rear of the building will impact the character of the area as well as create a loss of biodiversity. Access to the back garden is tight and it will be hazardous to pedestrians as well as to cars who attempt to leave and enter the area at the same time.

9. Cars will also encroach on the boundary wall and this will impact on my road, Birch Grove. We will have more noise from vehicle engines, doors closing as well as disturbance from vehicle headlights. My back garden is modest and the consequences of having a car park in such close proximity are profound. Is this in conflict with Section 12 of the NPPF?

10. The scheme does suggest that there will be cycle parking in the basement. However the dimensions as well the stairs suggest that this proposal is inadequate and will deter the residents from cycle use. Ordinarily a purpose built secure store would be built within the curtilage of the site. It would seem that the competing demand for space on the site through overdevelopment has led to the poor arrangement for safe bike storage.

Yours sincerely,

[Redacted signature]

2 attachments



letter from philipjames.docx

98K



letter from Edward Mellorpdf.pdf

170K