

Comments for Planning Application 127300/FO/2020

Application Summary

Application Number: 127300/FO/2020

Address: 8 Birch Polygon Manchester M14 5HX

Proposal: Erection of a single storey rear extension and conversion of property to provide 5 no. self contained apartments with associated elevational alterations, car parking and landscaping

Case Officer: Dave Morris

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans represent an over-development of the site and completely change the character of this Victorian semi-detached house. It would take a large family house out of the local housing stock and replace it with several small flats which are unlikely to attract long term residents. The local area already has multiple terraced houses and flats suitable for single people, couples and smaller families and the loss of another family house would change the character of the area. There is documented local demand for large houses which can accommodate multi-generational households.

Each of the proposed flats is small and cramped and residents would have insufficient space to eat, study or relax in the combined kitchen/ dining/ living room. Three bathrooms have been placed on the internal party wall and would create problems re noise, ventilation and damp for residents in the adjoining property. Flat 5 on the second floor has limited access to natural light and ventilation and would be particularly cramped due to being placed in the roof space.

The outside facilities are compromised by the necessity to provide off-road parking for 5 vehicles. The 'back garden' is effectively the space left over from the turning area and parking spaces needed for 3 cars. This space could not be used safely by adults or children and would further reduce the chances of a family taking up any of the accommodation. Local residents backing onto the 'back garden' will be exposed to additional noise, light pollution and fumes. Trees and shrubs have already been cut down and would not be able to flourish in the future thereby creating further loss of green space.