

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have lived in this area for 48 years and during this period have noted the increasing number of HMOs and landlords only interested in maximising their percentage yield. We do not deny any individual to a right to be housed but this development will in our experience attract transient tenants who are very unlikely to contribute much to the community. For example, we find that such tenants care little for the careful management of wheelie bins, displaying an indifference to careful recycling resulting in over-flowing contaminated bins left on pavements. This development will also mean the felling of trees and the clearance of gardens to become car parks. This proposed development will exacerbate an unwelcome trend which we think defies the City Council policy of encouraging Rusholme to be a family neighbourhood. We need more family friendly dwellings which help the neighbourhood to become a more settled community that will contribute real value to our Rusholme ward. There is too high a concentration of flats/multi occupancy in Rusholme and this development would be detrimental to the character of the area. Our principal objection to this development is that it allows a generously sized family home to be converted into 5 apartments of minimum dimensions, (albeit within regulations but no wheelchair access). We understand that Council planning policy is to refuse the conversion of houses into multi-tenanted properties. Surely Manchester's planning policy should be to keep single dwellings as family homes (and where possible return some HMO's to family homes). There is a strong demand for large family homes in this neighbourhood. Can we invite the planning committee members and officers to make a careful tour of Rusholme and look at what is actually happening - you will see that all over the district small and medium sized homes are being converted to become large family sized homes! There are many 2nd/3rd generation Asian families that need accommodation for extended family groups and frequently extend their homes rather than move away from Rusholme. In the road that we live in a consultant was pleased to find a five-bedroomed house for his family, but another big advantage was proximity to the hospital &

university.

Finally, we think that the planning committee should face up to the most unwelcome aspect of this development; Investors from the South of England who have no interest whatsoever in Rusholme simply want to exploit this older neglected property so as to maximise their financial gain regardless of the consequences to our local community.