

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: I object to the application.

8, Birch Polygon is not an HMO and is not divided into flats: it is a single residence and should remain a single household.

There is a dearth of affordable larger homes in Birch-in-Rusholme for those families looking to settle here or to move from rented accommodation in the area to home ownership.

To my knowledge, those larger local properties that remain single households are, generally, well-maintained and those that are not, tend to be those currently empty properties where the owners are seeking permission to develop them as flats or houses in multiple occupation.

Birch Polygon already has many flats and HMOs and needs more single household dwellings to achieve any sort of balance.

As I understand it, the City Council's policy is to encourage the use of the older substantial properties in the area as family homes. To allow the proposed development would not be in accordance with the Council's policy and would cause detriment and loss of amenity to both near neighbours and the wider community of Birch-in-Rusholme.

Having one larger flat in the proposed development does nothing to overcome this fundamental flaw in the plans.

The poor air quality, level of pollution, high levels of crime and anti-social behaviour in this area

are a disgrace. That the Council planning department is doing something to address these problems, in the careful scrutiny and application of its policies in considering planning applications, is to be welcomed.

Were the application to be granted, then another fine old house would be lost to the community. There would be more on street parking due to the excessive number of occupants, more pollution and loss of air quality and more rending of the social fabric that long-term residents are doing their best to preserve and improve.

The current owner removed a great deal of the greenery, including many established trees from both front and rear gardens on acquisition of the dwelling and before any planning application was made. The car parking spaces and small garden area do nothing to redress the serious loss of a wonderful amenity of the mature established garden that gave pleasure to surrounding neighbours and passers-by.

Despite the shocking levels of crime, dreadful traffic problems and appalling air quality and pollution, concerned residents in Birch-in-Rusholme make up a vibrant, diverse and committed community. The increased pressure on resources caused by this development will have a detrimental impact on the locale.

We are diverse and cohesive community of friends and neighbours, struggling (against the odds, it sometimes feels) to secure a healthy and happy future for all our residents.

I urge the decision-maker to reject this application.