

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: The recent application to have No 8 Birch Polygon classed as an HMO was turned down by Manchester City Council in May this year. Therefore it is officially a single dwelling. I believe the house should remain a single dwelling so that it can be used as a family home. Manchester's planning policy is 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 neighborhood.

Detrimental to the character of the area: There are eight large houses remaining on Birch Polygon. No 1 is an HMO, Nos 2/4 and No 12 are flats, No 3 is a co-op, No 10 is empty (with planning permission for flats refused), No 6 is a family home. We believe that converting No 8 to flats would result in far too high a concentration of flats/multi occupancy and would be detrimental to the character of the area. Of course, the developer's argument is that some flats/multi occupancy is a justification for more of it!

Over development: The original planning application for No 8 (that was withdrawn last year) was for 9 single bedroom flats. This application is for 2 one-bedroom flats, 2 two-bedroom and 1 three-bedroom, ie still 9 bedrooms in all, but from a considerably reduced floor area (smaller extension and no basement)! Despite what the developer says the flats are not of a generous size: two of the flats are of the minimum permitted size and another two only marginally larger. We believe this is over development with too many occupants.

There is potential for 20 bins at this one house. While the architect as made provision for a bin store, to hide them in the garden, they will still have to be put on the street, to be emptied. And, then taken back in, which we know in HMO's doesn't always happen. In a small cul-de-sac, with

already several multi occupied houses, this will be detrimental to the look of the area.

Excessive car parking and ecological harm: The original proposal was for 6 car parking spaces. The new application is for 5 spaces, 2 at the front and 3 at the back. We think this is an excessive amount of off-road parking and would result in the permanent loss of too much green space.

Accessibility: There is no level access to ground floor, no lift and not much space to manoeuvre a wheelchair.

Please don't allow this development to go ahead. Thank you.