

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 object very strongly to this application for a number of reasons. What is proposed is the 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. Firstly, the rear extension is detrimental to houses and gardens that it overlooks, with a concomitant negative impact upon family life. Five apartments mean potentially 10 people. They may have a car each, which gives us major concern related to the potential increase in traffic fumes in small cul-de-sac which borders on Birchfields Park, which is heavily used by local residents and children. Given that 5 parking spaces are proposed, this suggests that the applicant anticipates at least 5. Should there be more they will have to park on the street. Neither scenario is in our view acceptable in any way. Additionally, and as important, not only do families walk down Dickenson Road on their way to St James Primary School in Cromwell Range, on the corner of Dickenson Road and Birch Grove is Lemon Tree nursery, which takes very young children. A few minutes' walk away are Brighton Grove allotments, heavily used by local residents. The air quality in the local area is already so poor that we are unable to run or cycle in certain parts (e.g Dickenson Rd) as they quite literally smell of petrol. Given the recent exhortations to improve physical health (with particular reference to Covid-19), increasing the presence of cars makes no sense at all.

We and our family have lived in this area for very nearly 30 years and are increasingly concerned that the increase in multiple occupation dwellings diminishes the quality of family life in the area, by increasing the number of private landlords, increasing the height of existing buildings, eroding green space in favour of private car ownership and attracting a disproportionate percentage of young people without families. We furthermore note that the applicant has ticked the housing category 'market housing', which implies a financial motive. The need for affordable housing is well documented and further profit-making enterprises clash with this and should not be supported. We therefore request the council to prioritise the needs of local families, cyclists and all those who

endeavour to maintain good health by being active in the open air and who seek to maintain and nourish community relations. We would also ask the council to prioritise the provision of genuinely affordable housing for local people.

Gee Macrory and Mike Beaumont, 20 Birch Grove, M14 5JY