

# 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:1. The application to have No 8 Birch Polygon classed as an HMO was rightly turned down by Manchester City Council in May 2020. MCC planning policy is to keep single dwellings as family homes for which there is a strong demand in this neighbourhood. The revised application remains in breach of this policy.

2. 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.

3. The proposed flats are an inadequate size: two are of the minimum permitted size and another two only marginally larger. This is over development with too many occupants.

4. Ecological harm: The back garden should be reinstated not converted into a car park.

5. Accessibility: There is no level access to the ground floor, no lift and little space to manoeuvre a wheelchair.

In summary: My family have lived in this area for 19 years, sending our children to the local St James' Primary School, playing in Birchfields Park, supporting a thriving neighbourhood focused on the Birch Community Centre. However over this period we have noted with alarm the increasing number of HMOs, ruthless landlords and transient tenants. The proposed development will exacerbate this trend. We need more family friendly dwellings not giant people warehouses towering over our streets.

Please reject this application. Thank You.

Vincent Walsh & Rosie Dawson

