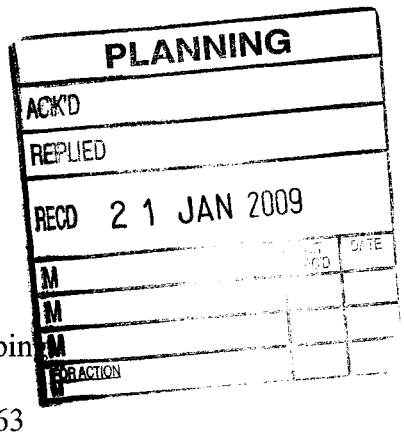


Mrs J Tipping
Planning
PO Box 463
Town Hall Extension
Manchester
M60 3NY

9 Danesmoor Road
Didsbury
Manchester
M20 3JT

Mob 07867 800494
21 January 2009

Dear Mrs Tipping

RE: APPLICATION 088775/CC/2009
WIDENING OF GATEWAY

Following your recent correspondence in relation to this application, I present the following information as a "PPG15".

The property at 9 Danesmoor Road is situated within the Ballbrook conservation area. The core of the area, comprising Sandileigh Avenue, Danesmoor Road, Holmwood Road, Lyndhurst Road, St. Aldwyn's Road and Redclyffe Road, consists of Edwardian housing built between 1910 and 1914. No building in the conservation area is listed individually.

The proposed work is to widen the gateway at 9 Danesmoor Road from 2.75 metres to 4.75 metres to allow vehicular access to the current area of block paved hard standing which is to be used as an off road car parking space.

The proposal therefore necessitates the removal of a brick gatepost and a 2 metre section of the front garden wall and the subsequent repositioning and rebuilding of the brick gatepost. The brick gatepost is to be rebuilt in the same style as the original and, where possible, using bricks reclaimed from the removed sections of wall and gatepost.

By allowing two vehicles to be parked on the plot of 9 Danesmoor Road the proposal will add to the original nature of the conservation area by removing one vehicle usually parked on the road outside the house.

Allowing two vehicles to be parked off road will improve the security of those vehicles and allow for the safe loading / unloading of vehicles which is a concern where young children are involved.

It is considered that the widening of the driveway will not look out of character as the width of driveways on Danesmoor Road and on other streets within the conservation area varies.

When considering this development, consideration has been paid to guidance on development control within the conservation area. Specific areas of guidance considered include:

> **"Development control in Ballbrook is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities."** By creating a further off road car parking space and removing a vehicle usually parked on Danesmoor Road, the aesthetics of the street will thereby be improved.
>
> **"Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings."** By planning to retain the character of the garden wall and rebuilding the brick pillar in original materials the original character and detail of the house will be retained.

The picture below shows the gateway and front wall at 9 Danesmoor Road.

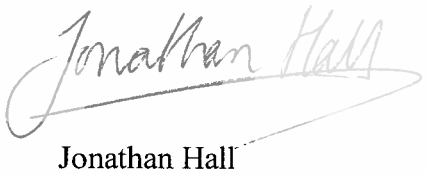


PLANNING
ACK'D
REPLIED
21 JAN 2009

If you have any questions relating to this application, please do not hesitate to contact me, either in writing or via telephone.

Kind regards

Yours sincerely



Jonathan Hall