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c.parry@manchester.gov.uk <c.parry@manchester.gov.uk> Fri, May 17, 2013 at 12:45 PM
To: Joanne Goodhew <joanne.goodhew0104@gmail.com>

Joanne,

I refer to your enquiry as detailed below.

There is no objection in principle to the existing building being converted to one residential property, however should you wish to erect any new dwellings at the front of the site, this would effectively make the existing building backland development. Backland dwellings are not normally permitted and there is a policy in our development plan that resists such proposals. However, as the building is existing and there is a large access through to it from Belgrave Road, it may be possible to reach a compromise solution for the site. We do not think there would be enough room for 2 new houses on the frontage by the time you have an adequate access road through to the rear building and the fact that parking for the new dwelling should be to the side or rear, not at the front.

Any new access through to the existing building should be to the side next to the pub, not the side next to No. 60 Belgrave Road. This is to protect residential amenity.

Without seeing any further drawings showing an exact layout etc and adequate/acceptable access, parking and amenity space for the proposed development, we would not be able to comment any further at the present time.

I trust the above is of assistance.

Regards

Carolyn Parry

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