WATKIN JONES HOMES

55 Ffordd William Morgan, St. Asaph Business Park, Denbighshire LL17 0JG
Telephone : 01745 538200 • Fax : 01745 538204
www.watkinjones.com

15th May 2014

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Mr Dave Morris

Dear Sir

Re: St John's House, Egerton Road, Fallowfield, Manchester.

The current proposal of 19 dwellings was approved and the permission issued on the 5th February 2013 under reference: 098290/FO/2012/S1. A further planning application for plot substitution and other minor amendments was approved and the permission granted on 14th February 2014 under reference 103778/FO/2013/S1.

This Design and Access supplemental statement is presented in support of our Change of Condition application to revise the approved drawings listed within Planning Condition 09 of the original permission.

This application relates to amendments proposed to the external garden and parking areas of Plot 2 on the development. This is to be achieved by substituting the revision numbers of two of the approved drawings.

The purchasers of Plot 2 have requested that the usable rear garden area by enlarged for their recreational use and also that parking area be provided for 2 cars.

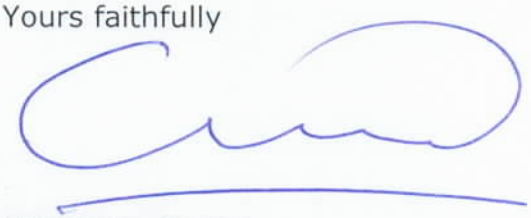
To achieve this the existing parking area for Plot 2 has been repositioned from within the rear garden area and placed to the front of the property. This has allowed the usable rear garden area to be increased to provide a more functional space for the family's use and the parking area has been enlarged to accommodate two vehicles.

The fencing and hedgerows proposed for the front garden areas will be repositioned accordingly and the rear garden wall extended up to the plot boundary to satisfy secured by Design requirements.

In summary the minor changes proposed by this change of condition application does not increase the number of dwellings on the site or the size of the properties. It does not impact on any protected trees or increase flooding in the area and it is not anticipated that the proposed changes will lead to an increase in the levels of crime in the area.

The proposals do not change the external layout or appearance of the development as seen from either Egerton Road or Clifton Avenue and the access route from Clifton Avenue remains as previously approved.

Yours faithfully



Goronwy Owen
Development Manager