

M3566 – 21 Parkfield Road South, Didsbury M20 6DB

### **Existing situation**

21 Parkfield Road South is a traditional Edwardian style detached property within the Blackburn Park conservation area of Didsbury in south Manchester.

The building has recently been renovated to a very high standard to create a comfortable, modern family home and the garden is currently undergoing significant improvements to compliment the house.

The rear garden is fully enclosed by a 1.5m high brick wall which creates a square garden space of approximately 300m<sup>2</sup>. The original garden was predominantly lawn with a strip of hardstanding against the rear of the house and a few overgrown shrubs in its north western corner.

The new garden has extensive ornamental planting against all boundaries and a number of feature trees have been introduced. Privacy screening has been improved on the west and east boundaries with the introduction of pleached Liquidamber trees.

There is a generous flight of stone steps from the back of the house that meets a stone patio and new lawn. A network of stone and gravel paths creates a walkway around the house and lawn.

The neighbouring house (no. 23) on the east side of the garden is a similar period detached property with its own enclosed garden. The newly planted pleached trees provide significant screening above the height of the boundary wall on this side of the garden.

The rear and western sides of the garden are bounded by the grounds of the Elmwood Lodge apartment complex which contains of number of mature trees within the surrounding lawns. These trees provide significant screening to the adjacent buildings.

The section of new pleached trees on the western boundary also provides visual screening on this side of the garden.

### **Relevant planning policy**

- Conservation area status.
- Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995.

### **Proposal**

The property owners have two energetic, young children and the garden provides a valuable play space for them.

It is intended to enhance the opportunities for play by installing a child's timber play structure which will include an elevated walkway at approximately 1.25m above ground level. The structure has been designed by the parents from an 'off the shelf' modular system which is aimed at encouraging imaginative play and physical development.

The structure will be positioned against the boundary in the north west corner of the garden so the lawn is kept available for 'free-play'. The position will maintain a line of sight from the house and rest of the garden so the children can be safely monitored.

This location is easily accessed from the house and garden.

The structure will be painted black to reduce its visual prominence.