

Planning Statement for replacement of windows and doors

Replacement to be made at:

Crossley Court, 100 Pollard Street, Manchester, M4 7AS

Application Outline

- This full planning permission application is for the replacement of the current windows and doors.
- The current windows and doors are brown stained timber double glazed, many of which are poor in appearance with some double glazed window panes blown and the frames are beyond economic repair. Due to the nature of the multi-occupancy, some of the window frames/glazing have been vandalised and a number of windows have been boarded up and since replaced.
- The replacement windows have been designed to suit the style and age of the property, as well as the surrounding properties. The windows will be a significant improvement in terms of build quality, energy efficiency and the property's external appearance.

The existing timber windows are beyond economic repair and the double glazed units have blown.

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraph 2 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

It is believed that the proposed development meets the below policy and therefore is in accordance with the development plan.

The windows need to be replaced to give our customer a much better thermal efficiency to the property. The use of secondary double glazing is not an option. Our customer therefore required the new windows to be double glazed.

- Include information regarding crime prevention or other considerations

All the windows are 'Secured by Design'.

END