

Re: Follow on from site visit- 135749/FH/2022- 926 Rochdale Road**WONG GARY** <garywongworkshoplimited@hotmail.com>

Thu 18/05/2023 01:05

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Cc: Cang L <tclitre@gmail.com>

Hi Katie,

Agree of your suggestion to extend the date to 15 june 2023.

Many thanks

Gary

Katie Raw <Katie.Raw@manchester.gov.uk> 於 2023年5月17日 15:57 寫道:

Hi Gary,

In this case, may I suggest a new determination date of 15 June 2023. Please can you confirm via email that you agree to this?

Thank you,

Katie Raw (she/her)

Assistant Planning Officer

Area Team

Planning Building Control and Licensing - Growth and Development Directorate.

Manchester City Council

Tel: 0161 234 4164/ 07970 684150

Email: katie.raw@manchester.gov.ukwww.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: WONG GARY <garywongworkshoplimited@hotmail.com>**Sent:** 16 May 2023 17:25**To:** Katie Raw <Katie.Raw@manchester.gov.uk>**Cc:** Cang L <tclitre@gmail.com>**Subject:** Re: Follow on from site visit- 135749/FH/2022- 926 Rochdale Road

Hi Katie,

Thank you for your suggestion.

We agree and please to extend the time period.

Many thanks,

Gary

Katie Raw <Katie.Raw@manchester.gov.uk> 於 2023年5月15日 11:23 寫道:

Good morning,

With regards to the neighbouring properties, I have looked into the planning history of the neighbours in relation to hip to gable element of the design.

No planning history exists for no.928-930 as the gable element appears original.

I have considered the recent approval for no.924 Rochdale Road (126052) and it appears they were granted permission for a gable roof of both the host property and extension. However, the

side extension in their case has a set back at first floor level and a lowering of the roof- the current application does not and needs to be considered.

We are able to agree an Extension of Time, please could you tell me until when you would like this to? I suggest at least 1 month to give time for further discussions and gives time for a re-consultation period if required.

Thank you,

Katie Raw (she/her)
Assistant Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

Tel: 0161 234 4164/ 07970 684150
Email: katie.raw@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: WONG GARY <garywongworkshoplimited@hotmail.com>
Sent: 11 May 2023 15:37
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Cc: Cang L <tclitre@gmail.com>
Subject: Re: Follow on from site visit- 135749/FH/2022- 926 Rochdale Road

Hi Officer,

Thank you for your follow up and reply.

The client ask for why the left head side property and the right hand side property already change the roof style, only his property keep the hipped roof.
Another thing of the front parking space, he just consider the parking space and the safety issue. Cause of the traffic road about the exit, is danger to return through exit, he is accpet to have the engineering approach and calculation and I will discuss with him to keep the existing outlook about the front parapet and fencing.

Can I ask for extend the time to next week, I will discuss with the client and will send you about our decision.

Many thanks for your help.
Best Regards,
Gary

Katie Raw <Katie.Raw@manchester.gov.uk> 於 2023年5月11日 13:51 寫道:
Good afternoon,

With regards to point 1, whilst the hipped roof would be much more in keeping with the style of properties in the immediate area and the roof style previously granted consent in 2017, the rear roof dormer needs to have a further set back from the eaves for it to be considered acceptable.

With regards to point 2, there are Permitted Development rights in place to be able to pave over the entirety of a front garden. However, in this case it would involve the use of engineering works to remove the bank of land and to create a continuous surface and as such this would require consent. As I mentioned before, this is an element we are unable to support due to visual amenity. If you are adamant you want to include this within the application, I suggest the application is refused and you appeal the outcome at a later date.

I look forward to hearing from Gary with a direction forward in relation to the application.

Many thanks,

Katie Raw (she/her)
Assistant Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

Tel: 0161 234 4164/ 07970 684150
Email: katie.raw@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Cang L <tcilitre@gmail.com>
Sent: 10 May 2023 16:44
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Cc: WONG GARY <garywongworkshoplimited@hotmail.com>
Subject: Re: Follow on from site visit- 135749/FH/2022- 926 Rochdale Road

Hi Katie,

Thanks for your email.

I have read your comments and would like to explore what options we have to proceed with this application.

Firstly, Can we have a rear dormer with a hip roof as shown in the PDF attached? Would it satisfy your concerns regarding the dormer and roof?

Secondly, We really want to have a bit more parking space. The existing driveway can park one car only. The street (Rochdale Road) outside this property is marked with a single yellow line which prevents day time parking on the road. The adjacent street Polefield Road is usually crowded with parked cars. You said the hardstanding would not be supported. What options do we have to gain a bit more parking space?

Kind regards
Cang Luo

On Tue, 9 May 2023 at 16:51, Katie Raw <Katie.Raw@manchester.gov.uk> wrote:
Good afternoon,

Following on from the site visit at the end of last week, I have now had an opportunity to assess the proposal.

Having assessed the proposal submitted, it has not overcome the issues raised to yourself at pre app stage. I have attached my pre app email discussion to this email, for ease of reference.

As such, my comments for the proposed scheme largely remain the same:

The current proposal with the individual components is considered to create a cumulative overdominant and intrusive feature within the streetscene. The Local Planning Authority would not support the current designs. I am aware permission was previously granted (116731/FH/2017- Erection of 2 storey side and part single and part 2 storey rear extension to form additional living accommodation) and this would be the maximum you are able to get planning consent for. I suggest you withdraw the current application and apply again for the same scheme that was given consent under 116731.

Rear extension: Fine.

Two storey side extension: This element of the proposal offers no set back or lowering of the roof. As such, it does not create a subservient or acceptable feature to the property.

Hip to gable alteration: Whilst we would support the hip to gable change for the host property, this is not acceptable for the proposed two storey side and would create an oppressive and bulky feature which would appear extremely prominent.

Rear roof dormer: In conjunction with the hip to gable conversion it is considered extremely large and bulky and would not be supported.

Hardstanding: This element of the proposal would change the character of the area and would be considered visually incongruous. The properties along this stretch of Rochdale Road sit at an elevated position with a gap between the road and the built form and a change to such an extent would be considered wholly inappropriate.

The application is due to be determined on 18th May 2023, if I do not hear anything from you by end of the day on Monday 15th May, I will continue to progress forwards with a refusal, unless you wish to withdraw.

Thank you,

Katie Raw (she/her)
Assistant Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

Tel: 0161 234 4164/ 07970 684150
Email: katie.raw@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
