

4 Thirsfield Drive 136973/JO/2023

Steven Mccoombe

Thu 08/06/23 3:12 PM

To: Muhammad Farooq <bds2000@live.co.uk>

Cc: Sue Wills <sue.wills@manchester.gov.uk>

Dear Sir/Madam

**Variation of condition 3 (specified plans) attached to planning permission referenced 128160/FO/2022 to allow re-siting of the building
4 Thirsfield Drive
136973/JO/2023**

I refer to the above planning application.

Having assessed the proposal, the changes are not considered to constitute a minor amendment and technically require a new planning application.

Notwithstanding this, the proposal is not considered acceptable. The proposed building would be sited forward of the established front building line along Thirsfield and much closer to the roadside turning circle than neighbouring properties. The siting of the building in this location would create a highly intrusive and over-dominant feature in the street-scene, whilst being out of character with the pattern of development in the local area.

It is also noted that the proposed driveway has changed position, with the proposed house now closer to the neighbouring property at No.2 and elevationally the proposed house is different to that approved. No mention of this has been provided within the submitted application. Despite, this the principal issue of concern relates to the siting of the proposed house beyond the front building line. It is noted that the site previously accommodated a house on the site, albeit with a smaller footprint. Perhaps a proposal akin to the previous footprint would be more appropriate, in order to avoid the manhole.

Given the above, I intend to recommend the application for refusal following expiration of the notification period. If you wish to withdraw the application, please let me know in writing within 7 days of the date of this e-mail.

Regards

Steve McCoombe

Senior Planner

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