

Re: Planning applications 132521/FH/2021 25 Parkfield Road South and 133791/JO/2022 and 133821/TCA/2022

[REDACTED]
Mon 11/07/2022 16:01

To: [REDACTED]

📎 1 attachments (259 KB)

25 PRS planning approval variation comparison.jpg;

Dear Mr Lawless

Further to your email I have received a letter dated 22nd June 2022 advising a variation of conditions application for the above property.

I have concerns / observations as follows:

1. Repositioning of the roof lights - the attached composite picture shows a change in the arrangement of the rooflights and that they are now set much lower in the roof. This new positioning gives a clear view of the back of my house including into the main living area and master bedroom as well as my entire garden. That is that they are windows not rooflights and as such are unacceptable as they infringe my privacy. The rooflights should be raised to a height that prevents this overlooking.
2. Changes to the central window of the extension - the new arrangement, shown in the attached composite picture, for the central ground floor window is now full height and full width in an arrangement that looks like folding doors in black painted timber. The original approved plans showed a contemporary extension and a proportionately sized window and a change of materials for all the rear windows to black aluminium. As the other windows have been changed in accordance with the original planning approval this new proposal is incongruous in terms of materials and appearance. It is also one small step from being folding doors which is a concern that I have raised with you before.
3. Removal of three chimney stacks - these have been removed without permission and as such detract from the character of a house of this style in the Conservation area. Removal and lowering of chimney stacks has been refused for other similar houses in the Conservation area.
4. Approval to remove trees - a separate application for removal of trees including mature pine trees has been approved whereas the original planning application and the planning officers report confirmed that no trees would be affected. This is disappointing, exposes the site further and sets a precedent.

I'd be grateful for your opinion on these matters. I note that the variation application is dated 13th May 2022 several weeks before it was published online or the date of the notification letter.

Kind regards

[REDACTED]
On Thu, 5 May 2022, 16:35 David Lawless, [REDACTED] wrote:
[REDACTED]

Yes we are aware of the changes and have informed that the applicant that he will need to submit a variation application. Hopefully this will be submitted shortly and you will be notified of the new application.

How can I be of assistance. I noticed you have called while I was out at a meeting.

regards

[REDACTED]
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

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

Web address: www.manchester.gov.uk

From: [REDACTED]
Sent: 05 May 2022 15:00
To: [REDACTED]
Subject: Re: Planning application 132521/FH/2021 25 Parkfield Road South

Dear Mr Lawless

Further to my original concerns about the above application, which was approved, I'd like to bring to your attention that the ongoing build is not consistent with the approved plans. I understand that you are already aware of the dormer changes on the front elevation. Are you aware that 3 of the 4 ornate chimney stacks, clearly shown on the approved plans, have been removed and capped off? Also the roof light openings that have been cut into the rear of the roof are very different from those shown on the approved plans. Indeed one is a large square and looks to be of a size consistent with a dormer window. Are you able to look into these issues?

On a separate planning matter I'd be grateful if I could seek your advice.

Kind regards

[REDACTED]

On Wed, 2 Feb 2022, 16:45 David Lawless, [REDACTED] wrote:

Yes I have now visited the site.

Firstly, in terms of removing the stained glass windows, that does not require planning permission and as the building is not listed it does not require Listed Building Consent.

Now turning to the points you have raised:

Front elevation

In the heritage statement and the elevation plans the proposal is to replace all of the front elevation windows with white wooden sash windows. This would be completely different from the current window configuration which consists of 7 different styles, all of which add character and individuality to the property, of which only one is a sash window. There is no reference to keeping the extensive stained glass and leaded light panels currently in place and intact. Loss of these elements would I suggest: detract from the appearance of this substantial detached house; not be in keeping with the immediate neighbouring houses which have retained these features whilst having been 'double glazed'; detract from the Conservation area which aims to maintain the character of the area. - **Despite being in a conservation area, we have no control over the type of window frames the applicant wishes to install. Notwithstanding this, there would be no objection in principle to the applicant installing sash windows throughout. Having had discussions with the applicant he has indicated that stain glass would be used**

Rear elevation

I agree that the extension as proposed is modest and the configuration as proposed with a new central fixed window and the rear entrance moved to the left, as viewed from the garden, should not affect the neighbour amenity. However this ground floor extension will be significantly above ground level due to the front to back slope of the site. What concerns me is the possibility that during construction there are changes to the plans such as replacing the proposed new central window in the new extension with for example central large bifold doors with stepped area - as has been done at 21 Parkfield Road South. This type of change would have a significant impact on the privacy of my property. Can this type of change be guarded against at this stage? Can I be confident that it could not be considered as a non material variation as it is at the back of the site? Can you ensure that I am notified of any changes and given an opportunity for further comment? - **If any changes were to be made then we would have to make a decision if it constituted a material or non-material change. I cannot categorically say at this time whether such a change would be classed as "material" and therefore require another application.**

If you need any further information please let me know.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: [REDACTED]
Sent: 02 February 2022 16:12
To: [REDACTED]
Subject: Re: Planning application 132521/FH/2021 25 Parkfield Road South

Dear Mr Lawless

Thank you for your reply. Have you now had an opportunity to visit the site as per your response? If so I'd be grateful if you would respond to the questions that I raised and confirm that my comments have been noted

I would also like to bring to your attention that builders have started work at the property and have removed part of one of the stain glass windows to the front elevation. This is before the consultation period has ended and before plans have been approved (or declined) and any conditions imposed.

Kind regards

[REDACTED]

On Mon, 17 Jan 2022, 11:00 David Lawless, [REDACTED] wrote:

[REDACTED]

I've not been out to install the site notice yet, that will either be today or tomorrow. Notification has also been placed in the Manchester Evening News on 11 January 2022.

In terms of the other points you've raised, I'll know more once I've been out and visited the property.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: [REDACTED]
Sent: 16 January 2022 18:28
To: [REDACTED]
Subject: Planning application 132521/FH/2021 25 Parkfield Road South

Dear Mr Lawless

I have received notification, dated 30th December 2021, of the above planning application as I am [REDACTED] of the property. I would like to raise with you as the assigned planner for this application the following issues:

Firstly neighbours have expressed surprise that there is no 'lamp post' notification for this application. How has it been publicised?

I have 2 areas of concern with the plans as submitted.

Front elevation

In the heritage statement and the elevation plans the proposal is to replace all of the front elevation windows with white wooden sash windows. This would be completely different from the current window configuration which consists of 7 different styles, all of which add character and individuality to the property, of which only one is a sash window. There is no reference to keeping the extensive stained glass and leaded light panels currently in place and intact. Loss of these elements would I suggest: detract from the appearance of this substantial detached house; not be in keeping with the immediate neighbouring houses which have retained these features whilst having been 'double glazed'; detract from the Conservation area which aims to maintain the character of the area.

Rear elevation

I agree that the extension as proposed is modest and the configuration as proposed with a new central fixed window and the rear entrance moved to the left, as viewed from the garden, should not affect the neighbour amenity. However this ground floor extension will be significantly above ground level due to the front to back slope of the site. What concerns me is the possibility that during construction there are changes to the plans such as replacing the proposed new central window in the new extension with for example central large bifold doors with stepped area - as has been done at 21 Parkfield Road South. This type of change would have a significant impact on the privacy of my property. Can this type of change be guarded against at this stage? Can I be confident that it could not be considered as a non material variation as it is at the back of the site? Can you ensure that I am notified of any changes and given an opportunity for further comment?

I'd be grateful for your response to these comments and questions.

Kind regards



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25 Parkfield Road South M20 6DB Planning App. 133791/JO/2022

[REDACTED]

Mon 22/08/2022 11:35

To: [REDACTED]

[REDACTED]

Dear Mr Lawless,

I am writing to object to a number of changes regarding this application some of which disappointingly have already been carried out.

1 The dormer window roof in the centre has been taken out and the replacement is not in keeping with the character of the property.

2 Some of the decorative chimney stacks have been removed for no apparent reason.

3 The design of the roof lights on the rear of the property has been altered and is no longer an attractive feature.

In a Conservation Area, I am sure you will agree that any planning changes must preserve or enhance the character or appearance of this fine Edwardian detached property.

Please, therefore, refuse this ill-conceived application and also request the builders to restore, where possible, the original features.

Kind regards,

[REDACTED]

[REDACTED]

25 Parkfield Road South

[REDACTED]

Thu 28/07/2022 13:24

To: [REDACTED]

[REDACTED]

Dear Mr Lawless,

Re 133791/JO/2022 , ref 13252/FH/2021 – 25 Parkfield Road South , Manchester M20 6DB

I am writing to object to the removal of three chimney stacks at the above address, they were a fine example of Edwardian architecture in the Blackburn Park conservation area. I was particularly surprised as in 2009 I applied to have a chimney stack at the rear of my house reduced in height , and the application was declined as it would have affected the character and appearance of the roof lines when seen from the centre of Didsbury. I live in a Victorian house at [REDACTED]

The removal of the chimneys at 25 Parkfield Road South, will neither preserve nor enhance the character or appearance of the Blackburn Park conservation area, and should not be permitted.

Kind regards

[REDACTED]

Sent from [Mail](#) for Windows