

# Comments for Planning Application 134603/FO/2022

## Application Summary

Application Number: 134603/FO/2022

Address: Pellowe House Francis Road Manchester M20 9XP

Proposal: Erection of three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from Francis Road, parking provision, landscaping and associated works

Case Officer: Robert Griffin

## Customer Details

Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Julie Roscoe,

I reside at [REDACTED] and have received the application above. I am writing to you to express my significant local and personal concerns in respect of the proposed redevelopment of Pellow House buildings on Francis Road, Withington, M20 4XP. Over many years, similar planning applications have been submitted and subsequently refused by the Council or withdrawn (077190/FO/2005/S2 and 074755/FO/2005/S2).

Following a review of the proposals regrettably the new planning application has done little in respect of addressing the previous reasons for refusal. Conversely the proposals pay no regard to the design and amenity policies contained within the adopted development plan, comprising of the Manchester Core Strategy (July 2012); and Saved Policies of the Unitary Development Plan for the City of Manchester (1995). I express my concerns having regard to the planning history of the site and the Council's adopted planning policy and guidance further below. Proposals for 3 storey apartment type development at this same address have previously been rejected by the Council under planning application reference 077190/FO/2005/S2 on 21 March 2006. The reasons for refusal relating to unacceptable scale, design, parking and density are still highly relevant in 2022. The Council should not accept a new building of an overall similar scale: 1) The proposed building would, virtue of its height, scale and massing, have an incongruous and overbearing impact upon the neighbouring dwellings and the street scene in general which would be detrimental to the character and residential amenities of the area and would thereby be contrary to policy H2.2 of the Unitary Development Plan for the City of Manchester. 2) The proposal would by virtue of its density and the extent of the footprint of the building and associated hard surfaced parking areas, result in the cramped over development of the site and would be detrimental to the character and residential amenities of the area and would thereby be contrary to policy H2.2 of the Unitary

Development Plan for the City Of Manchester, supported by the guidance contained within PPG3 and the draft guidance within PPS3.3) The siting and height of the proposed building would result in a detrimental loss of privacy to and have an overbearing impact upon neighbouring residential properties adjacent to the northern boundary of the site in particular 11 to 37 Henwood Road. The proposal would therefore be contrary to policy H2.2 of the Unitary Development Plan for the City of Manchester. The area surrounding Henwood Road and Francis Road comprises of low scale (2-2.5 storey) terraced and semi-detached family housing. Any proposals for the Pellow House site should have due regard to Policy EN1 (Design Principles and Strategic Character Areas) and Policy H2.2 of the Unitary Development Plan. The site is located in the southern character area where development is expected to retain the identity and focus of activity associated with the historic district centres and along the radial routes should be commensurate in scale with the prominence of its location. The proposals for 3 storey apartment development would pay no regard to these requirements, particularly that development should be commensurate in scale with the prominence of its location. Francis Road is a quiet residential road, characterised by low scale family housing (not 3 storey, high density, apartment buildings). The proposal would by virtue of its density and the extent of the footprint of the building and associated hard surfaced parking areas, result in the cramped over development of the site and would be detrimental to the character and residential amenities of the area and therefore contrary to local policy. Of significant concern is the proposed interface distances and potential impacts on amenity for residents living in the terraced housing along Henwood Road. Proposed interface distances fall notably short of standard guidance and significantly short of the 24m which would be expected where there is an increase in storey height from one property to another. The proximity of overlooking windows will significantly affect use of external areas such as gardens spaces and will have an overbearing and unacceptable adverse effect on neighbouring properties. Consideration will also need to be given to the impact on the light/overshadowing of properties along Henwood Road. Any proposals for redevelopment of the Pellow House site should be for a similar height to the existing buildings along Francis Road, otherwise it would be unacceptable in both townscape and design terms. The site lies within the area covered by the South Manchester Strategic Regeneration Framework (2007), which includes strategic objectives around new sites being dedicated principally to the supply of family housing. The SRF sets out a clear presumption against apartment development outside of district centres or transport hubs. In terms of the type of housing, there should be a strong preference from the Council to see family housing as part of any redevelopment of the site. Whilst the SRF is dated (as are the Council's current Housing Needs Assessments) it is clear that protecting and providing new family housing in Didsbury/Withington area is the preference. New building apartment block and any other higher density housing typologies are difficult to justify, having regard to the Council's current policy and evidence base. Indeed, the development will very likely fail to meet the nationally described space standards (as set out in the Residential Quality Design Guide adopted by the Council) as well as other guidance relating to residential amenity space / gardens, parking etc. The Crime Impact Report Ref: 2021/0465/CIS/01 for Francis Road concentrates on the protection of the 24 new dwellings. There is little information provided to secure the boundary.

The development of Pellow House with the proposed parking facilities backing onto the rear of the

properties on Henwood Road. The alley situated between 1-37 Henwood Road is part of the Alley gating Public Space Protection Orders (PSPOs). The Council of the City of Manchester in exercise of its power under Section 129A (1) of the Highways Act 1980 ("the Act") put this in place to restrict access to reduce crime and anti-social behaviour, improving the security of the surrounding properties.

As reported, the levels of cycle and vehicle theft and damage in the area are very high. By significantly increasing the number of vehicles on the property it will most probably and inevitably attract unsolicited illegal activity and facilitate access to the secure alley behind these properties. The proposal of flood lighting as a security measure can prove to be a Statutory Nuisance to residents with their properties backing directly onto the parking facilities. And in addition to this, research suggests that artificial light, especially at night, can negatively affect human health. Light pollution is also proven to have a negative impact on wildlife. I would also like to touch on the 'positive' response from the community involvement. The figures stated in a pre-consultation report carried out by Maddox Planning mention that during the period of approx 4 weeks a consultation a letter was sent out to over 100 local residents, encouraging online feedback. Only 3% replied with only one non-founded objection. I would like to point out that during this period postal correspondence was significantly impacted by staff shortages due to COVID and residents were only receiving sporadic correspondence. Reducing drastically the time-frame of the consultation set out by Maddox planning. In conclusion, since consideration of planning applications 077190/FO/2005/S2 and 074755/FO/2005/S2, there has been no change in local or national policy which would suggest that proposals for high rise development in this location, completely out of kilter with the scale and character of the local area, should be considered acceptable. Accordingly, I urge the Council to refuse the planning application. Kind regards,

██████████