

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: I WISH TO OBJECT TO THE PLANNING APPLICATION TO THE FOLOWING SITE:

134603/FO/2022 - ERECTION OF A THREE STOREY BUILDING TO CREAT 24 APARTMENTS. Including demolition of the existing buildings at Pellowe House, Francis Road, Manchester, M20 9XP.

[REDACTED]

I would like to object to the following points:

1. The entrance and exit of the cars from the car park.
2. The overall height of the proposed building.
3. Loss of privacy.
4. Over development.

Point1:

With 16 car park places being made behind the building and the access to and from there will create a huge amount of noise and disturbance to my house and garden. There will be a huge amount of daily traffic going up and down that lane which will be unbearable for us.

It is also shown on the plans that it will be fenced which will give people access to look into my property.

If there is a security gate then again, the noise will be far to overbearing as that will open and shut

all day, every day. All these points are a real worry for myself and my family. There needs to be some real consideration going into this. Not just for myself but for my neighbours as it runs all the way along our boundary.

Point2:

The latest plans have changed considerably. The building has now been moved right up to the end of the building. Whereas before it was set back. That has completely changed the demographics of the building and my neighbours.

On top of this the over all height of the building will be 9 meters high. That is 3 meters higher than the existing building. With both points being taken into consideration, it will simply block all my natural daylight. I will not have any sunshine in to my garden from lunchtime through to sundown. For a south facing garden this is completely unacceptable. From what has been available to see on the planning application. There has clearly not been a report on the daylight issues that we would face if this was to go ahead. This is illegal.

Point3:

The loss of privacy is a real concern for me. There are windows at the end of the corridors on each floor looking out into all four houses. There is also a fence to replace the existing wall for the car park driveway. Which will create a viewing access point into my house and garden.

This is not acceptable.

Point4:

The overdevelopment to this land will be catastrophic to the area. We are surrounded by family houses. Cramming 24 flats in this area is just not right. On top of that the long lasting effect it will have on peoples investments to have a family home drowned out by the three storey apartments simply isn't fair on anybody.

I made my points clear when I rang to speak to the agent from Maddox about the plans. None of which seem to be of considered which is hugely disappointing given the severity we face. They claim that they only one objection. I can guarantee that information is not correct. I feel that it is hugely unprofessional for the agent to say otherwise. We are talking about peoples homes here. The correct information is more important than trying to push a hugely unnecessary block of flats through to help themselves. Very unprofessional.

I understand that eventually this building will be developed. But this is a family home area and this needs to be upheld. A huge block of flats is not the answer for both the residents and for the local council. Common sense has got to come into this process.