

Comments for Planning Application 133791/JO/2022

Application Summary

Application Number: 133791/JO/2022

Address: 25 Parkfield Road South Manchester M20 6DB

Proposal: Variation of condition numbers 2 (approved plans) and 3 (materials) from planning approval reference 132521/FH/2021 to allow amendments to the front roof profile and design alterations to the single storey rear extension

Case Officer: David Lawless

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I had a careful look at the above property as I walked past today and am disturbed to notice that there are various changes to the upper part of the building which are different from those approved following the planning applications.

Most noticeable is that the roofline has been significantly changed from the original. The central part of the roof which faces the street has been smoothed up to the ridge and some odd and inappropriate edging applied to this new section. The original roof had an interesting wedge shape above the window in the central area where it met the rest of the roof which looked entirely appropriate.

In the roof area the approved dormer window design has been changed. There are several dormer windows of a very similar design on the two houses to the left of 25 and all of them have three vertical divisions, the new one on 25 has now been divided into four with horizontal glazing bars and does not look in keeping with its near neighbours, nor is in itself particularly attractive. The decorative wood in the apex of the gable above this window also looks less balanced visually, probably because of the change of dimensions in the new window and its surround.

The third thing which has changed and was not approved in the planning applications is that three of the four chimney stacks have been removed. This looks very odd, it makes the house look unbalanced and has resulted in a significant loss of the original architect/builder's intentions of designing a house with an inherent visual balance. My understanding is that requests to demolish chimney stacks in a conservation area are not routinely approved, I presume this is why they were demolished without planning committee approval.

A key element here is the purpose of the status and value of a Conservation Area. In order to maintain the architectural integrity of what remains of the Conservation Area (noting that it was established in order to avoid further destructive building work after various building activities in the

1970s/80s) it is to the council's own advantage that the standards of amendments to buildings are maintained. These approved applications have been ignored in the building process are unapproved, inappropriate and need to be reconstructed in line with the approvals given by the Committee.