

Full Statement of Case: Discharge of Condition 4 (Bin Store) 47 Norwwod Avenue.

I disagree with the Local Authorities decision not to allow the bin store because “it would be detrimental to the amenity of the neighbouring occupier” for the following reasons:

The front of all these houses are not gardens, they a just car parking spaces, of which the majority are just concrete. This includes the neighbour. I have spent a great deal of money to improve this where my own property is concerned. I do not understand why someone would prefer to see 4 ugly plastic bins rather than a neat timber cupboard.

The neighbour was only able to see the bin store when washing pots at the kitchen sink and now cannot see them at all as she has planted a large hedgerow. (See attached photos)

The LA originally stated that they fully supported Bin Storage as they hide the unsightly bins and protects them from the wind, which causes havoc, blowing them all over the road.

The Bin Store is not fixed structure and take up very little more room that the bins themselves. Also, within my own boundary.

Nobody has any options when it comes to the location of the bins. There is no rear access to the properties due to the LA allowing the pathway that used to run along the rear of these houses to become overgrown and impassable many years ago.

I believe the council’s decision was based on harassment and complaining from the neighbour, who constantly complained about anything and everything. It was certainly not based on what looks best for the environment as a whole, which is unfair.

It has not gone unnoticed that the neighbour also works for Manchester City Council and some bias may be involved.

A discussion was held with one of the planning officers regarding the location of the bins on the Site Plan on the original application. This shows the bins adjacent to the building to the left of the front door. I explained that this was in error. This would block the door and the main full height window for the dining area. They were left in the same place as per Existing Ground Plan as the architect as we were not aware that the actual location of the bins was such a significant planning consideration.