



Fwd: Automatic reply: objection to planning application 143653/FH/2025

From [REDACTED]**Date** Mon 20/10/2025 12:54**To** Holly Wright [REDACTED]

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Hello

I realise that changes have been made to the plans but my objection remains (see email below) to this new application on the same grounds. The changes are nowhere near sufficient in my opinion.

Kind regards

[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Holly Wright [REDACTED]
Date: 21 September 2025 at 23:18:39 GMT+7
To: [REDACTED]
Subject: Automatic reply: objection to planning application 143653/FH/2025

I am out of the office, returning on Monday 22nd September. I will respond on my return. If the matter is urgent, please email: [REDACTED]

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Outlook

RE: 39 Westholme Road, Didsbury Planning Application

From [REDACTED]**Date** Thu 09/10/2025 16:13**To** Julie Roscoe [REDACTED]**Cc** Holly Wright [REDACTED]

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Apologies but just to also add, my neighbour [REDACTED] has just made a really valid point that the property next to number 18 Westholme Road (1 Roseland Ave) is a detached property, so completely different layout/configuration and scenario so will not have same impact as being next to a semi-detached house eg not causing terracing effect, loss of light, privacy, loss of character to road etc. (photos below)
Please can you how we (residents) should proceed in this matter.



Kind Regards

[Redacted signature]

From:

[Redacted name]

Sent: 09 October 2025 13:38

To:

[Redacted email address]

Cc: Holly Wright

[Redacted email address]

Subject: 39 Westholme Road, Didsbury Planning Application

Dear Julie and Councillors

I have spoken to Holly Wright, Planning Officer, who advises the revised plans were agreed following discussion with the Applicants Agent and she believes the revised plans are acceptable due to the precedent already being set at 18 Westholme Road from May 2019. (*Photo below*).

I informed Holly that none the of the residents have been informed of this revised design and she said that the people that objected would receive a letter and would need to re-object by 20th October. I am perplexed why at least 20 residents must waste time re-objecting if the latest designs do not address their main concerns of turning the street into row of terraced houses, reduced parking and changing the character of the street. I am extremely upset that I have wasted considerable time and effort pulling together my objection report, liaising with neighbours plus numerous sleepless nights, when it was just going to be a simple decision based on a precedent already set. This whole process is infuriating and pointless and seems to favour the applicant rather than the residents that must live with the impact once built. I previously asked to meet Holly to discuss my concerns but yet again the applicant has been prioritised over residents. Is there really any point circa 20 people wasting their time resubmitting their objection, just to see if it goes to committee to say approved due to precedent being set!! It seems the process is made convoluted just so that individuals give up and roll over due to the stress this causes.



Kind Regards

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Planning application

From [REDACTED]
Date Tue 16/09/2025 19:29
To Holly Wright [REDACTED]

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<https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=T0J1QMBCHEK00>

I write with regard to the above planning application.

I wish to oppose it for the following reasons.

I am a regular pedestrian (pushing a pram) along this road. The pavement is often partially blocked by parked cars. The proposed planning application would result in any cars based at that address having to park on the pavement. This is not acceptable. I understand that any new build planning applications are required to provide a minimum of two car parking spaces for each house; in a very necessary attempt to reduce off road parking. Yet this extension will see the property reduce it's existing parking capacity to nil? This is totally anomalous with MCC's own planning requirements. Please explain?

Whereas the above is my main objection as it affects me personally, I am also concerned that this carbuncle of an extension is an overdevelopment of the site . It will undermine the character of the existing properties in the area and not sympathetic to the existing homes. More importantly, it is completely oversized for the proposed site and will extend right to the party line of the house next door. Do they not have a right to light? Should they see a solid brick wall a few feet away when they look out of their window? Not only will it devalue their property but significantly diminish their living experience in that part of their house .

This is on the edge of a significant conservation area and will only serve fly on the face of that status.

I therefore strongly object .

Sent from my iPhone
[REDACTED]



39 Westholme Road planning application 143653/FH/25

From [REDACTED]
Date Wed 17/09/2025 15:43
To Holly Wright [REDACTED]

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Good afternoon

We live at [REDACTED] and would like to set out our objections to the current application for planning permission for an extension at 39 Westholme Road. We do not object to the extension itself but rather the size and extent of it.

Whilst we are not directly affected by the proposal as we are further down the street we are concerned that the proposed extension's design and scale is at odds with the road's 1930's style traditional properties.

Whilst we appreciate that a number of properties on Westholme and surrounding roads have already been granted planning permission for extensions we have concerns that by granting permission for this development it will set a precedent for more large extensions which will alter the established character of the neighbourhood forever.

In Manchester City Council's Citywide Development Control policy it states at DC 1.4 that the Council will seek to ensure that the extension does not create a "terracing" effect where it would be unsympathetic to the street as a whole. By allowing building works right up to the boundaries of more and more of the houses in the road we believe that this type of terracing effect will arise by default which will have a detrimental effect on the appearance of Westholme Road.

Furthermore the Policy states that the Council will normally permit extensions leaving a minimum of 1.52m between the side wall and the common boundary. Whilst we appreciate that the Policy states that this is a guide it is clear that this extension is right up to the boundary. Once again if this extension is granted planning permission it will be almost impossible for future extensions of a similar size to be rejected.

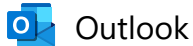
The Road backs onto Old Broadway which is in a Conservation area and therefore we do not believe the application aligns to Citywide Development Control Policies, Section 18. This clearly states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas. We believe that this extension will impact of the appearance of the Conservation Area.

As we have stated our concern is that this extension in its current form could impact on future applications and potentially the whole character of the road.

Regards



[Sent from Yahoo Mail for iPad](#)



objection to planning application 143653/FH/2025

From [REDACTED]
Date Sun 21/09/2025 17:17
To Holly Wright [REDACTED]

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Dear Ms Wright

Re: Planning application 143653/FH/2025 39 Westholme Road

I regularly walk along Westholme Road to access Fog Lane Park and care about the integrity of the road and area. I should like to state my objection to this planning application which is not in line with the MCC City Wide Control Policies. My concern is that it is so large, and extends right up to the common boundary, whereas I understood that the guidelines for a 2 story extension state that it should leave a minimum of 5ft between the side wall and the common boundary.

I think if this build were allowed to go ahead it would set a precedent in our area which I do not want. Spacing between semi detached houses, on roads such as Westholme, is important to the look and character of the area and also is functional in allowing off road parking for residents.

Kind regards

[REDACTED]

[REDACTED]



39 Westholme Road - planning objection

From [REDACTED]

Date Tue 23/09/2025 01:01

To Holly Wright [REDACTED]

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Dear Ms Wright

With regard to planning permission for property at 39 Westholme Road, M20.

We wish to raise an objection to this proposal being both too large and out of character with the current road.

We ask that planning permission be refused for the proposed extension - we would of course be happy with a generally acceptable plan that would match the character of the road.

[REDACTED]

Sent from my iPad

Planning Objection for proposed extension

39 Westholme Road, Didsbury

Report Submitted Date: 22nd September 2025

Report Submitted By: [REDACTED]

Planning Reference: 143653/FH/2025.

Validated: 28th August 2025.

Consultation started: 2nd September 2025, letter received on 5th September.

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1. Application Form PP-14151199

I have reviewed the application form but there seems to be some errors and general concerns.

- Why classed as two storey side extension and rear lean-to extension at ground floor. I believe this should be described as a triple extension and rear lean-to extension at ground floor because whilst the roof may not always be the most prominent feature, it is a fundamental part of this multi-storey extension/roof alteration.
- It says there are no trees within falling distance of the proposed development but there is an enormous tree in rear garden that is within falling distance.
- It says no trees/hedges will need to be pruned or removed in order to carry out proposal. However, there are hedges in front garden where proposed recycling bins are to be relocated and no hedges are shown on plans. Also, the tree in rear garden will need to be pruned and will not be feasible upon completion of the build.
- Proposed plans do not show any soil pipes that are shown on existing plans that will be increased further due to the additional ensuite bathroom on 1st floor.
- The Architect states on the plans that all boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer prior to commencement of any works. I cannot see this information on proposed plans provided
- The Architect states on the plans that, the recipient is responsible for verifying the correctness and completeness of the information issued. This should be done by consulting all relevant associated documents including but not limited to information provided by the Civil / Structural Engineer, MEP Engineer(s), Fire Engineer, Acoustician, Highways Consultant, Flood Risk Assessor, Party Wall Assessor and any other project designers / consultants supplied during the project and by confirming dimensions on site. It is the responsibility of the recipient to ensure they have the most up to date information. However, I cannot see any information provided by the subject matter experts listed above.
- The applicant is a Client at Bowmer & Kirkland of the Agent/Architect so I am concerned that there is a conflict of interest due to the applicant's client role.

2. General Concerns

I have reviewed the proposed plans for the extension of 39 Westholme Road, Didsbury and have the following objections to building a triple extension along my boundary line.

For ease of reference, I have highlighted the key changes in the table below.

Area	Existing	Proposed	Comments
Living Room	2	2	No change
Bedrooms	Total 4 1 x Master in Loft and 2 large doubles and 1 smaller double on 1 st floor	Total 4 1 x Master (Relocated from Loft to 1 st Floor) with 3 large doubles on 1 st floor and Loft	Still 4 in total but now 2 x significant sized bedrooms
Family Bathroom	1	1	No change
Ensuites	1 in Loft	2 – In Loft and additional master bedroom on 1 st Floor	
Separate WC	1	1	No change
Utility Room	0	1	
Formal Office Space	1 in loft	1 in loft	No change
Play Area	0	1	Spare living space on Ground Floor in front of the house could be utilised as Play Area
Multifunctional Garden Room	1	1	Room that can be used as office, play area, gym or storage
Parking Spaces and Garage	2 parking spaces on driveway but no garage	0 parking space on driveway due to extension being level to existing house the car will overhang onto the public footpath. Garage is actually for storage, not parking with a dummy door as per plans.	Applicant proposes removing front garden but I do not believe they would have space for their large car plus 4 recycling bins and keeping hedges.
Recycling Storage Area	Back of house	Front of house	Affecting parking space, hedges, lawn and kerb appeal

Prior to the formal planning submission we met with our neighbours to explain our concerns and advised we would be happy to discuss a compromise that did not have such a detrimental impact to our property, wellbeing, living conditions and the surrounding area. However, these suggestions were dismissed due to their lifestyle choice of relocating the master bedroom from the loft to the 1st floor.

My Initial objections based on the proposed Outline Design, that do not show any dimensions or measurements are highlighted below:

3. The size, appearance, layout and density of the proposed development

The triple extension will be overbearing and oppressive, due to significant increase of the mass and scale of the building in relation to the neighbouring properties and the street scene. This is particularly relevant due to the extension dominating our view from adjacent window and garden, impacting the enjoyment of our property. Due to the size and proximity of the extension, it will make our property feel cramped, enclosed and create a sense of being overwhelmed.

The extension is significantly larger than neighbouring properties and does not fit the streets 1930's heritage/character. It will also be overbearing, out of scale and not attractive to look at from our kitchen window/garden or from neighbouring properties because it will also block views to the lovely old trees on Old Broadway Conservation Area. Our current view and access to light, which is currently unobstructed over Westholme Road, will substantially change once the extension is built and we will just be looking at a large brick wall with numerous drains, which will be unsightly and feel like looking at a prison wall. **(Photo 7 - Brick wall with large existing soil pipes which are not listed on proposed plans)**

Therefore, do not believe this aligns to Citywide Development Control Policies, Section 1, Residential Extensions.

4. Daylight, Sunlight, Loss of Light and Overshadowing

Due to the sheer scale of the extension, we believe it will significantly block sunlight to our property (mainly loft bedroom window, kitchen and garden) causing a noticeable reduction in daylight or causing overshadowing, especially during key times of the day, thereby affecting our living environment, wellbeing and loss of light. Blocking sunlight will also cause my garden area in between both properties to become prone to moss and mould growth, which will lead to increased maintenance costs, negatively impacting existing plants and make space unusable.

The kitchen window has benefited from an unobstructed right to light since the house was built in the 1930's, a period of nearly 100 years, so should fall under the Prescription Act 1832. This unobstructed light will be severely impacted by this build (**Photo 1**) and the proposed design has not taken due consideration of this. Therefore, also believe the loss of light due to adjacent extension falls under planning rules.

Our neighbours provided an initial basic light survey (computer model) but the survey was missing key information e.g. key hours of the day, position of sun, key months, assessment of 45-degree rule or executive summary to explain findings and recommendations, which we believe will highlight detrimental impact to loss of light. We believe a more detailed loss of light survey will be required to assess the impact more thoroughly.

(Photo 3, 4 and 11)– Proposed and existing views from my property. **(Photo 5 - 18 Westholme Road)** showing an example of view and shadowing has been provided below.

Therefore, do not believe this aligns to Citywide Development Control Policies, Section 1, Residential Extensions.

5. Overlooking or Loss of Privacy

Due to the proximity of the extension, it will increase the noise omitted from both properties, e.g. neighbours proposed playroom and proposed storage room which is likely to be used as DIY work room, will be closer to our property. Also, our music room which is currently situated next to applicants' walk-in wardrobe/smaller bedroom will be closer, therefore impacting on loss of privacy and disturbance from both sides.

Therefore, do not believe this aligns to Citywide Development Control Policies, Section 1, Residential Extensions.

6. Means of access, parking, servicing, traffic generation, highway safety

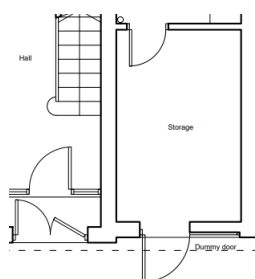
During the construction it will likely mean we are unable to park our cars without any potential damage, therefore increasing parking congestion on the road.

The proposed works suggest that the front garden will be removed to make way for a parking space and recycling bins. Westholme Road is a busy road due to the proximity of Fog Lane Park and Christies Hospital and on street parking is restricted by parking permits. The property currently permits 2 car parking spaces on their existing driveway but the triple extension includes what suggests is a garage but clearly states on the plans this is to be used for storage and has a dummy access door. Therefore, it is

evident this area of the proposed extension will be used for storage not a car parking space, meaning that once the works are completed there will be space for maybe 1 or no cars on the driveway/front garden, which will exacerbate existing traffic and parking issues in the area by reducing on-street parking further. I also do not believe there will be space to keep existing hedges, 4 recycling bins plus a car in the front garden. The applicant's car is large and due to extension being level to existing house and not set back, the car will overhang onto the public footpath that will be safety issue to general public as per **(Photo 9 - 12 Roseland Ave)**.

Therefore, do not believe this aligns to Citywide Development Control Policies, Section 22, Footpath Protection.

Section of plans highlighting that the new garage is intended for storage not for parking space, listed below:



7. Impact on landscape and ecological habitats

If this build is approved it will set precedent for others to follow suite, which will restrict the local wildlife (foxes, squirrels, badgers, hedgehogs etc) from moving between properties.

This will also impact the trees because if there is shadowing caused by numerous large-scale extensions, then neighbours could decide to remove trees to seek more sunlight which will increase carbon footprint. As you are aware, trees absorb carbon dioxide from the atmosphere, a key greenhouse gas, and release oxygen, helping to mitigate climate change. Trees also filter pollutants from the air and reduce the presence of dust and particulate matter, improving air quality. They provide shade, reducing the urban heat island effect and helping to lower temperatures in urban areas. They also help manage water cycles by absorbing rainwater, reducing runoff, and preventing soil erosion. The proposed block plans say the recycling bins will be behind the hedges but the hedges and lawn are not shown on plans so anticipate these will be removed.

(Photo 3, 9 and 10)

8. Crime prevention and community safety

The proposed extension only permits access to the garden through the applicants' property. This will restrict any future access to the rear of their property to resolve potential issues eg fallen trees. Therefore, how will emergency services be able to access property in the event of a fire or tree damage. Also, criminals would choose my access route to gain access to the rear of the property for potential burglaries, which increases the likelihood of this happening to my property. Public safety needs to be considered by the car overhanging onto public highway and if the car cannot fit on the driveway how will the applicant's electric car be charged, will there be trailing cables in footpath. Therefore, do not believe this aligns to Citywide Development Control Policies, Section 22, Footpath Protection.

9. Effect on listed buildings, conservation areas and archaeology

The extension's design and scale clash with the established character of the neighbourhoods 1930's style traditional properties, which is harmful to the area's character. We have concerns that by granting this permission without any changes being made, will set a precedent for others to do the same, which will alter the character of the neighbourhood forever. The extension will create a terracing effect which will negatively impact the area's natural beauty by obstructing views of the treelined gardens situated in Old Broadway Conservation Area which are also likely protected by Tree Preservation Orders. (**Photo 6** – Approx 40ft tree overhanging into 39 Westholme Road Garden).

Therefore, I do not believe this aligns to Citywide Development Control Policies, Section 18, Conservation Areas. The policy clearly states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas

10. Noise and disturbance

Some of our concerns have already been highlighted in Section 5 of this report. Due to the scale of build, we anticipate prolonged, excessive noise of circa 6 to 9 months and disruption during construction period. This is a concern because we both work from home, have a dog and an elderly mother, who is partially blind, disabled and suffers from dementia, that we often care for. We also care for my brother-in-law who will be staying with us recuperating after major open-heart surgery.

Therefore, do not believe this aligns to Citywide Development Control Policies, Section 26.

11. Further considerations

MCC planning information advises that the following issues are classed as private matters and are not considered as part of the planning approval process. I find this very concerning when both planning matters and As Built plans are intrinsically linked. Therefore, I have listed my concerns that will need to be addressed privately if plans are approved.

12. Boundary and Access Issues

Due to the proximity of the extension up to the boundary line, the neighbours have suggested that they remove our gate and fencing to install the scaffolding on our land to allow for the build to take place. This will have negative impact to our parking conditions, potential damage to driveway, gate and fence, disturbance to my dog, mother and our working from home conditions.

The proposed plans do not show any measurements and where the soil or drainage pipes will be located, therefore presume these will be situated on the side of the proposed brick extension to accommodate the new ensuite and will hang over our boundary line and therefore encroaching on our land.

The extension does not allow access to their garden due to the proximity of the boundary line, which will restrict any future access to the rear of their property to resolve potential issues eg tree felling, drainage, garden landscaping or general maintenance. The neighbours have advised works will be carried out via access through their property but upon completion of build, however we believe this viewpoint will change and put us in a comprising position with current or future owners. Also, how will emergency services be able to access property in the event of a fire. **(Photo 7)** Shows brick wall with large existing soil pipes which are not listed on proposed plans

I have been advised that if the proposed build is right up to the boundary line, then we can insist on the appointment of an independent party wall survey at our neighbour's expense. If this is the case, I am also concerned that my neighbour is a Quantity Surveyor so has access to various Design and Build resources so would be concerned about which company would be allocated and whether they have a Conflict of Interest.

13. Right to light

Even though right to light is private matter, I believe loss of light due to an adjacent extension of this magnitude is a planning matter. Further detail explained in Section 4 of this report.

14. Capacity of private drains and services

Contractor will be digging foundations within 3-6 meters of our home, therefore could potentially cause subsidence and drainage issues. Also, based on information I have been provided, I am unsure if the foundations will be on my land and therefore damaging my paving, fencing and property.

Due to scale of build, proximity and additional bathrooms and utility room, we are concerned about impact to several utilities. Primarily, it could affect access to and the functionality of existing water, gas, EV charging, electricity, and drainage systems. Additionally, it might necessitate changes to shared infrastructure like party walls or potentially impact broadband/telecom connections.

15. Damage to property during construction

Due to the proximity and scale of the extension up to the boundary line, the neighbours have suggested that they remove our gate and fencing to install the scaffolding on our land to allow for the build to take place. This will have negative impact to our parking conditions, potential damage to driveway, gate and fence and cars.

16. Effects of property value and future buildability Issues

We have been advised in writing, by a local estate agent that this will negatively impact the value and saleability of our property. This is largely due to the impact of available light, proximity, oppressiveness and impact the future buildability of any potential extensions we wish to implement. My mother's health is deteriorating, therefore we may wish to build a side extension, with accessible specifications, to enable us to care for her at my home, rather than putting her in a care home. This would be extremely difficult to build without much space to do so and further impacting the surrounding look and feel of the street.

17. Loss of view

As detailed in section 4.

18. Local Policies

I do not believe the proposed extension aligns to local planning policies.



39 Westholme Road - planning objection

From [REDACTED]

Date Thu 16/10/2025 21:07

To Holly Wright [REDACTED]

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To Ms Wright

With regard to planning permission for property at 39 Westholme Road, M20.

We wish to raise an objection to this proposal being both too large and out of character with the current road.

We ask that planning permission be refused for the proposed extension - we would of course be happy with a generally acceptable plan that would match the character of the road.

[REDACTED]



39 Westholme Road, M20

From [REDACTED]**Date** Fri 17/10/2025 15:59**To** Holly Wright [REDACTED]

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Dear Ms Wright

We write with regard to planning permission for an extension to the property at 39 Westholme Road, M20, and specifically as a follow-on to the recent decision.

We wish to re-raise our objection to this proposal (based on the current version) being both too large and out of character with the current road/area.

Specifically, whilst the resubmitted proposal partially addresses the parking issue, it does not address the following:

- Impact on immediate neighbours and more widely to the local estate.

The depth of local feeling opposed to this development is unprecedented in our time on the road [REDACTED].

- MCC/DC policy, in particular, with reference to DC1.4 specifically:

- "the gap between houses being shared by the owners";
- "creation of a terracing effect ... being unsympathetic to the character of the street as whole";
- "creation of a very narrow gap between the properties ... between the side wall and the common boundary".

- We note the 'terracing' aspect of the revised proposal remains with significant specific impact to the neighbours.

It is clear that if/when this type of 'terracing' is used as a precedent, the overall nature of the road will significantly change in both look and character.

As a further issue, we note that the property backs onto the Old Broadway conservation area – which is widely acknowledged to be a jewel in the local crown.

We ask that planning permission be refused for the revised proposed extension – to repeat, we would of course be happy with a generally acceptable plan that would better match the character of the road.



Sent from my iPad