

Joshua Lee
Planning Growth and Development
Manchester City Council

27th March 2026

Re: Planning Application 145297/FO/2026 — Proposed Development at 404 Wilbraham Road,
Chorlton, Manchester

Dear Sir/Madam,

[REDACTED]
[REDACTED]
[REDACTED] We
welcome the proposed regeneration of this long-derelict site, which has been an eyesore for as long as any of us have lived here, and we do not object to the principle of residential development. We write, however, to raise a specific and we believe significant concern about a gap in the submitted application documentation.

We note that the Design and Access Statement (DAS) refers only to 406 Wilbraham Road without distinguishing the residential address. For the avoidance of doubt, our objection concerns the impact on the residential flats at 406A Wilbraham Road exclusively.

The DAS contains no assessment whatsoever of the daylight and sunlight impact on 406A Wilbraham Road, despite the proposed building sitting directly adjacent to our property and affecting multiple habitable rooms across the building.

A MATERIAL GAP IN THE SUBMITTED DOCUMENTATION

The DAS addresses the impact of the proposed development on the occupants of 1 Egerton Road North in considerable detail — including window positions, boundary distances, and overshadowing. No equivalent assessment has been made of 406A Wilbraham Road, which is the immediately adjoining property to the west and arguably the more significantly affected neighbour.

Figure 7 of the DAS confirms that the proposed building will match the ridge height of 406 Wilbraham Road exactly (RH 40.50m). However, the proposed building will be built [REDACTED]
[REDACTED], whereas 406A Wilbraham Road currently looks out over an open,

unobstructed site. The proximity of a 3.5-storey building with gabled dormers and an attic storey — directly in front of windows that currently face open sky — is a materially different condition to the existing one, regardless of ridge height comparisons with more distant neighbours.

The living room of Flat 1, the living room of Flat 2, and the principal bedroom of Flat 3 all face towards the application site. In each case the affected window is either the primary or sole source of natural light to that room. A bedroom in Flat 4 also faces the site and may be similarly affected.

Under the BRE Guidelines (Site Layout Planning for Daylight and Sunlight, 2022), rooms relying on a single window are treated as particularly sensitive to obstruction, and a formal assessment of Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH) would normally be expected for immediately adjoining properties of this nature.

No such assessment has been submitted.

A HUMAN NOTE

We want to be clear that we genuinely welcome this development. The site has been derelict for as long as any of us have lived here, and we look forward to it being brought back into use. On most days, and in most weathers, the proposal seems entirely reasonable.

But on a recent sunny day, [REDACTED] with winter light coming through, it became very clear how much that light would be reduced — not because the new building would be taller than everything around it, but simply because it would be there, close, where currently there is nothing. That is not a trivial loss, and we do not think it has been properly considered. We are not asking for the development to be stopped. We are asking for that question to be answered before it is approved.

OUR REQUEST

We respectfully request that the Council:

1. Require the applicant to submit a BRE-compliant daylight and sunlight assessment specifically covering 406A Wilbraham Road — including all affected habitable room windows across all flats in the building — before this application is determined; and
2. Satisfy itself that the application as submitted is complete and adequate in its assessment of impact on neighbouring amenity, given this omission.

We also note that Flat 4 at 406A Wilbraham Road contains a bedroom on the second floor with a window facing towards the application site which may similarly be affected. The occupant of

Flat 4 has not been available to contribute to this letter, but we draw the Council's attention to the potential impact on that room and would suggest the requested daylight assessment covers all relevant windows in the building, not only those of the undersigned.

Policy DM1 of the Manchester Core Strategy requires development to protect the amenity of neighbouring residents, including access to natural light. We submit that this application does not currently demonstrate compliance with that policy in respect of 406A Wilbraham Road.

We would be grateful to be kept informed of the progress of this application and notified of any committee hearing date.

Yours faithfully,

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

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