
Re: Planning Application 145297/FO/2026 – 404 Wilbraham Road, Chorlton – Resident Concern

From Joshua Lee [REDACTED]
Date Tue 31/03/2026 08:27

To [REDACTED]

Hi [REDACTED],

Thanks for your email and for sending the photo through. I understand your concerns about the change from an open outlook to a building directly alongside your windows. I'll make sure this is fully considered as part of my amenity assessment, looking specifically at the effect on light and outlook for all affected flats.

If anything further is needed from the applicant, I'll follow this up.

With thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: [REDACTED]
Sent: 30 March 2026 16:07

To: Joshua Lee [REDACTED]

Cc: J [REDACTED]

Subject: Re: Planning Application 145297/FO/2026 – 404 Wilbraham Road, Chorlton – Resident Concern

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Dear Josh,

Thank you for your prompt response, and for confirming you will assess the relationship with the

windows at 406A Wilbraham Road as part of your amenity assessment under Policy DM1.

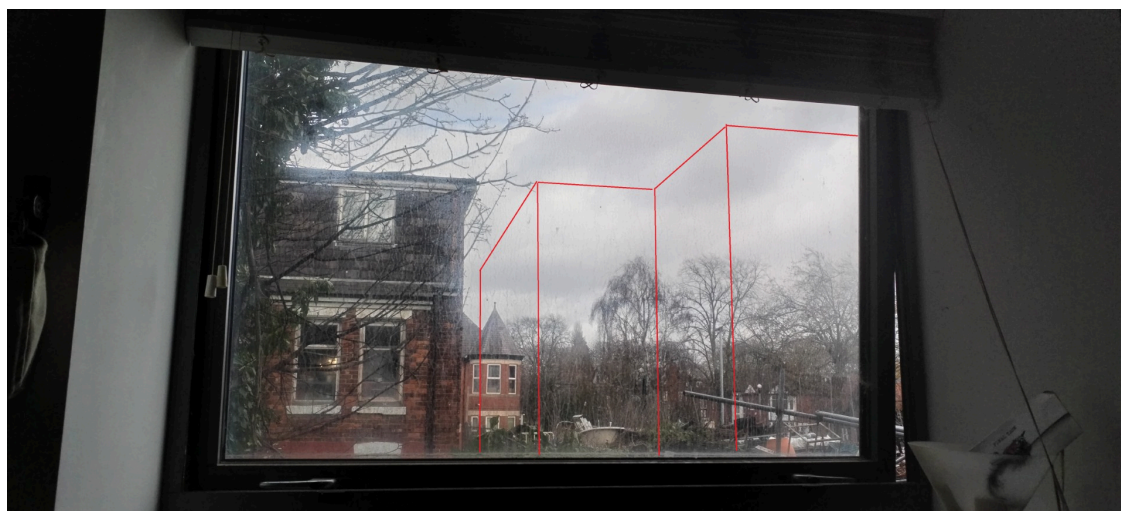
We appreciate that a formal BRE assessment isn't automatically triggered at this scale. Our concern is less about the building's height relative to surrounding properties and more about proximity — our windows currently face an entirely open, unobstructed site, and the proposed building would sit immediately adjacent to them. We would respectfully ask that this change in condition, rather than height alone, is the lens through which the impact on our windows is considered.

I attach an annotated photograph taken from the living room window of [REDACTED] looking towards the application site, which may help illustrate the current situation and the impact of the proposed development. Similar conditions apply to the affected windows in Flats 2, 3 and 4.

We are grateful the matter is being looked at carefully and have every confidence you will give it proper consideration.

Yours sincerely,

[REDACTED]



On Mon, 30 Mar 2026 at 15:14, Mathew Benham <[REDACTED]> wrote:

Thanks Josh,

This is really helpful.

Can I share this with the resident.

Many thanks, Mathew

From: Joshua Lee <[REDACTED]>

Sent: Monday, March 30, 2026 12:53:15 pm

To: Mathew Benham <[REDACTED]>

Cc: [REDACTED]

Subject: Re: Planning Application 145297/FO/2026 – 404 Wilbraham Road, Chorlton – Resident Concern

Hi Mathew,

Thanks for your email.

I've reviewed the residents' concerns about daylight and sunlight (copied in for visibility). We don't typically require a BRE-compliant daylight/sunlight assessment for developments of this scale. Generally, these studies are requested for schemes of four storeys and above, or where the proposed building would be significantly taller than neighbouring properties.

For this application, the proposal is broadly in keeping with the general height of surrounding development, so it doesn't automatically trigger the need for a formal BRE assessment.

That said, I will, of course, assess the relationship with the windows at 406A Wilbraham Road as part of my usual amenity assessment under Policy DM1. If any part of the proposal appears to cause an unusual or clearly harmful loss of light or outlook, I can still request additional information from the applicant.

Please let me know if you have any further questions,

With thanks,

Josh

Joshua Lee

Assistant Planning Officer
Area Team



MANCHESTER
CITY COUNCIL

Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Mathew Benham [REDACTED]

Sent: 27 March 2026 17:05

To: Joshua Lee [REDACTED]

Cc: [REDACTED]

Subject: Fw: Planning Application 145297/FO/2026 – 404 Wilbraham Road, Chorlton – Resident Concern

Hi Josh,

I hope you are well?

I understand you are the case officer for this application.

Are you able to offer an explanation or some advice.

I look forward to your reply.

Many thanks, Mathew

From: Rohan Shenoy [REDACTED]

Sent: 27 March 2026 16:06

To: Mathew Benham [REDACTED]

Subject: Planning Application 145297/FO/2026 – 404 Wilbraham Road, Chorlton – Resident Concern

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Dear Councillor Benham,

I am writing to draw your attention to a planning application currently under consideration which affects residents of 406A Wilbraham Road, Chorlton — the property immediately adjacent to the proposed development site.

Application 145297/FO/2026 proposes the construction of a new 3.5-storey residential block at 404 Wilbraham Road. While we welcome the regeneration of this long-derelict site, the occupants of three of the four flats at 406A Wilbraham Road have concerns that the submitted Design and Access Statement contains no assessment of the daylight and sunlight impact on [REDACTED] property, despite the proposed building sitting directly adjacent to us and affecting multiple habitable room windows.

We have submitted a formal joint objection to the case officer and individual comments via the Public Access portal, and we are simply asking that a proper daylight assessment be required before the application is determined. We are not seeking to block the development.

I attach our joint objection letter for your information. We would be grateful if you could take note of our concerns and, if appropriate, raise them as part of the consideration of this application.

Yours sincerely,

[REDACTED]

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