

Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Parking & Traffic

Proposing 8 flats with no parking will add further burden to an already overcrowded street. No parking is possible on Wilbraham road so all parking will have to be redirected to neighbouring streets. Even in a relatively urban area it is unrealistic to think that tenants will not have their own cars, or multiple cars per dwelling, adding traffic to an already busy area. The developer has identified from census data that the owners of properties in this development will likely own a minimum of 6 cars. There is already very limited off-street parking in the vicinity, and this is already at capacity on both Egerton Road North and Silverdale road due to the number of flats in the first few properties on Egerton Road North and the adjacent flats above the Creameries etc. It is unrealistic to think that a resident at 404 Wilbraham Road will seek to park as far as 200m away. The corresponding development at 398 Wilbraham offered 6 spaces on the same plot, so why has this development not done so?

2. Over development

The development claims to meet the Government space guidelines for space provision, the apartments just meet the minimum area requirement, however many of the second bedrooms (and both bedrooms in the 2F plan) in the development do not meet these criteria. All are marked out as double bedrooms, but are less than 11.5m². This would indicate that there is overdevelopment of the available floor space.

In support: It is really positive to see that this development is of matching height and follows the line of the existing properties on Wilbraham and Egerton Road North. It is also pleasing that the developer has included amenities such as PV cells, bike storage and has considered landscaping. Overall, we would like to see this site developed but not to the detriment of surrounding homes.

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]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Comment Reasons:

Comment: I am broadly supportive of these plans which would be a vast improvement on the current use of the land, and would provide valuable housing stock for residents. However I would request that consideration is given to the parking situation in the immediate vicinity. The pavements on Wilbraham road and Egerton road are already used as car parking spaces, often forcing pedestrians to weave around cars or enter the road. This is especially true when bins are out or when foliage is left to encroach on to the pavement.

Should this scheme go ahead please could consideration be given to extending double yellows along Wilbraham road to prevent this abuse of public space, and measures taken to prevent cars encroaching on the pavement on Egerton Rd?

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Nearby parking (Silverdale Rd, Buckingham Rd) also already suffers from parking congestion during working hours due to commuters using the Chorlton tram stop and wanting to park nearby.

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Comment: 8 x 2 bedroom flats with no car parking spaces so I am concerned about the safety implications of at least 8 cars being parked on the surrounding roads (particularly Egerton Road and Silverdale Road) there are already issues with parking at the junction obstructing safe access.

I am also disappointed not to have been informed about the application despite being a close neighbour

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Comment: This parcel of land has been a social disamenity for decades

This development is long overdue and widely welcomed within the local neighbourhood

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We note that the lower ground floor is stated to be accessible by wheelchair. It seems to be a missed opportunity to make these apartments to fully wheelchair accessible, with wide doors, extra space for turning and in the bathroom etc.

We welcome the commitment, in the planning statement, that swift bricks will be installed. We request that a condition be attached requiring these to be installed, with full details to be approved. This should be a requirement on all new buildings in the city.

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Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: As an RSPB Swift Champion, I wish to comment on this planning application.

If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of ten Swift nest bricks a planning condition to provide enhancement for biodiversity.

Swifts are in trouble, having declined by over 60% in the last 25 years. Swifts are now a 'Red-listed' species on the list of Birds of Conservation Concern and a Priority species for the Royal Society for the Protection of Birds (RSPB). Without our help, Swifts will be lost as a breeding species in the UK, which will be of great concern to local communities who really value these unique summer visitors.

Designing for and installing Swift bricks into the fabric of the new building during the construction phase is easy, inexpensive, and will last the life-time of the building. In new residential developments, a minimum overall ratio of one cavity per dwelling should be provided and ideally 2-4 nest chambers should be provided per suitable house.

Installing integral Swift nest bricks would contribute to the objectives of national legislation and planning policy set out below and demonstrate the commitment of your authority to protect and enhance biodiversity:

1) Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, states: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

2) This is supported in Paragraphs 185 and 186 of the National Planning Policy Framework (NPPF) , which state respectively:

185 "To protect and enhance biodiversity and geodiversity, plans should:... promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

186. "When determining planning applications, local planning authorities should apply the following principles:.... development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

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Comment: [REDACTED] would like to reject absolutely to the planning application, the erection of the building is planned to be right on our doorstep. The rent in this area is already obscene, council tax is through the roof goes up each and every year. Me and my partner both work full time and can only afford to live in a small 2 bed flat next door to where the application has been put forward as our rent is (low end market)

We already pay through the roof to live in an extremely busy overly gentrified area, we tried to get away from the city centre to avoid these kinds of things. Wilbraham Road is extremely noisy and disruptive as it is, our flat shakes every time a car goes over a speed bump down the side of the building.

Building this new planned block of flats will add immense stress to us living in this property next door. The noise Will undoubtedly be so disruptive, I already struggle with sleeping issues and this will only make things worse as they will be working no doubt from about 7am until 8pm or so. Giving us zero respite from the noise or disruption. We will get absolutely NOTHING in return or compensation from the council while this happens. No rent or council tax deductions. Just disruption after disruption after disruption. No place we can come to and live peacefully on an evening and it costs us a fortune for the privilege. The road of Eggerton Road north in between both our builising and the planned building will be closed. With building site working round the clock. I bike to work down that road every morning, but access will be limited no doubt, making my commute even more challenging.

No. No more noise please. No more disruptions. Theres already enough of them. We don't want

this.

Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: Land At 404 Wilbraham Road Manchester

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application 145297/FO/2026

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Address: Land At 404 Wilbraham Road Manchester

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good use of a currently underutilized site. Doesn't appear to be overdevelopment, may need to consider parking and possibly could have another storey, but overall seems to be inline with what the area needs.

Comments for Planning Application 145297/FO/2026

Application Summary

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Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an attractive development proposal that represents a significant improvement on the site's current and historic use. From the planning history, it is evident that the site has remained vacant since 1982 and has been in a prolonged state of disrepair, with even the Environment Agency previously taking enforcement action against former owners due to its condition in the late 1990s.

The proposed application would make a positive contribution by delivering much-needed high-quality housing in the area. The design approach is an admirable and welcome attempt to respond to the local context, and is notably more sensitive than the largely glass, modernist schemes previously brought forward by Muse Architects in 2024.

That said, the inclusion of more Victorian-style architectural features would further strengthen the proposal and help it better integrate with the character of the surrounding area. In this regard, the work of Create Streets and their design guidance provides a valuable reference point that could enhance the overall scheme.

Overall, this is a positive and much-improved proposal that I am broadly supportive of, subject to further refinement of the architectural detailing.

Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

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Customer Details

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Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a co-signatory to the joint objection letter submitted on behalf of Flats 1, 2 and 3 at 406A Wilbraham Road regarding application 145297/FO/2026, a copy of which has been sent directly to the case officer Joshua Lee. Please refer to that letter for the full grounds of objection, which concern the absence of a daylight and sunlight assessment for 406A Wilbraham Road in the submitted Design and Access Statement.

Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a co-signatory to the joint objection letter submitted on behalf of Flats 1, 2 and 3 at 406A Wilbraham Road regarding application 145297/FO/2026, a copy of which has been sent directly to the case officer Joshua Lee. Please refer to that letter for the full grounds of objection, which concern the absence of a daylight and sunlight assessment for 406A Wilbraham Road in the submitted Design and Access Statement.

Re: Formal Objection – Application 145297/FO/2026 – 404 Wilbraham Road, Chorlton

From Joshua Lee <[REDACTED]>

Date Mon 30/03/2026 07:53

To [REDACTED]

Cc [REDACTED]

Dear Mr [REDACTED]

Thank you for your email and for submitting the joint objection [REDACTED]. I can confirm that both your email and the attached letter have been received and added to the case file for planning application **145297/FO/2026**. They will be fully considered as part of the assessment of the proposal.

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: Rohan Shenoy [REDACTED]

Sent: 27 March 2026 16:01

To: Joshua Lee [REDACTED]

Cc: [REDACTED]

Subject: Formal Objection – Application 145297/FO/2026 – 404 Wilbraham Road, Chorlton

You don't often get email from rohan.shenoy@gmail.com. [Learn why this is important](#)

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Dear Mr Lee,

Please find attached a formal joint objection to the above application, [REDACTED]
[REDACTED]

In summary, our objection concerns a specific gap in the submitted Design and Access Statement: no daylight or sunlight assessment has been carried out for 406A Wilbraham Road, despite the proposed building sitting directly [REDACTED] and affecting multiple habitable room windows across the building. We are not objecting to the principle of development, and we welcome the regeneration of the site. We are asking that a BRE-compliant daylight and sunlight assessment covering 406A Wilbraham Road be required before the application is determined.

We have also submitted individual comments via the Public Access portal.

We would be grateful for confirmation that this letter has been received and will be considered as part of the determination of this application.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

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.

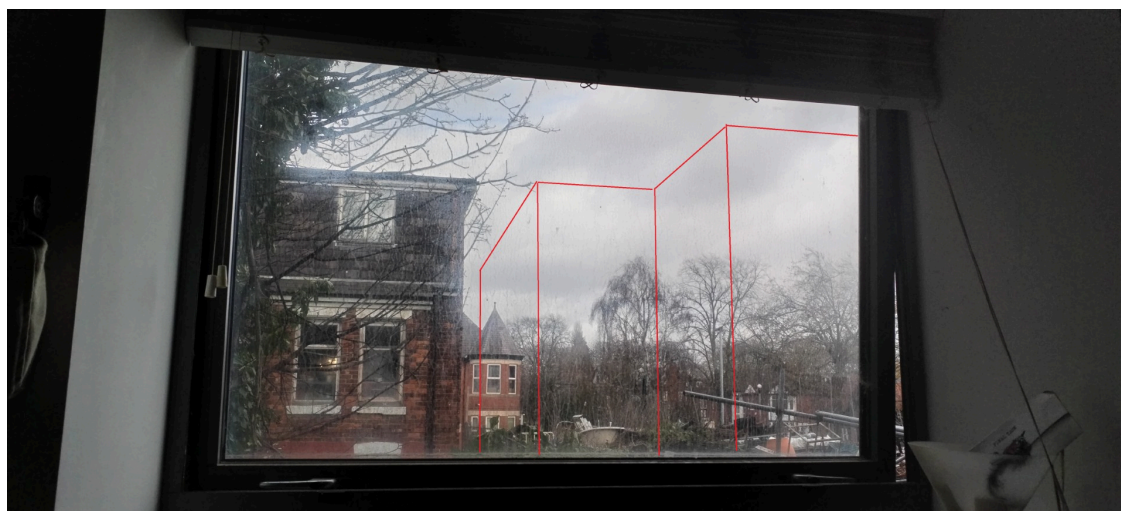
We appreciate that a formal BRE assessment isn't automatically triggered at this scale. Our concern is less about the building's height relative to surrounding properties and more about proximity — our windows currently face an entirely open, unobstructed site, and the proposed building would sit immediately 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



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

You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

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]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

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Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the proposed development at the above location, 404 Wilbraham Rd, specifically in relation to the height of the new building.

The proposed height is excessive and would result in a significant loss of direct sunlight to my property at 406a Wilbraham Rd, Flat 2. The development would obstruct the main access to natural light into key living areas, which would have a detrimental impact on the enjoyment, comfort, and overall quality of life within my home.

Access to natural daylight is an important planning consideration, and I believe this proposal fails to adequately respect neighbouring properties in this regard. The overshadowing effect caused by the building's height would be unreasonable and could have long-term implications for both living conditions and property value.

I respectfully request that the council carefully considers the impact of this development and either refuses the application or requires amendments to reduce the building height to a more appropriate level that preserves neighbouring amenity.

Thank you for taking the time to consider my objection. I would appreciate confirmation that my comments have been received and taken into account as part of the planning process.

Yours faithfully,

[REDACTED]

Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

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Case Officer: Joshua Lee

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Parking & Traffic

Proposing 8 flats with no parking will add further burden to an already overcrowded street. No parking is possible on Wilbraham road so all parking will have to be redirected to neighbouring streets. Even in a relatively urban area it is unrealistic to think that tenants will not have their own cars, or multiple cars per dwelling, adding traffic to an already busy area. The developer has identified from census data that the owners of properties in this development will likely own a minimum of 6 cars. There is already very limited off-street parking in the vicinity, and this is already at capacity on both Egerton Road North and Silverdale road due to the number of flats in the first few properties on Egerton Road North and the adjacent flats above the Creameries etc. It is unrealistic to think that a resident at 404 Wilbraham Road will seek to park as far as 200m away. The corresponding development at 398 Wilbraham offered 6 spaces on the same plot, so why has this development not done so?

2. Over development

The development claims to meet the Government space guidelines for space provision, the apartments just meet the minimum area requirement, however many of the second bedrooms (and both bedrooms in the 2F plan) in the development do not meet these criteria. All are marked out as double bedrooms, but are less than 11.5m². This would indicate that there is overdevelopment of the available floor space.

In support: It is really positive to see that this development is of matching height and follows the line of the existing properties on Wilbraham and Egerton Road North. It is also pleasing that the developer has included amenities such as PV cells, bike storage and has considered landscaping. Overall, we would like to see this site developed but not to the detriment of surrounding homes.