
Planning Application 143666/FO/2025 (Planning Portal Reference PP-14229921) Carfax Court, 7 Lower Park Road, Manchester M14 5RQ

From [REDACTED]

Date Tue 01/09/2026 12:21

To Julie Roscoe [REDACTED] David Lawless [REDACTED]

Cc [REDACTED]

 1 attachment (16 KB)

Langdale Hall consultation;

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Dear Ms. Roscoe, dear Mr. Lawless, dear Mr. Cllr. Ali,

I am writing to object to planning application 143666/FO/2025. I am the owner of [REDACTED] which immediately adjoins Carfax Court and shares a substantial boundary with the application site. Although described as the replacement of the existing roof and chimneys, the applicant's own arboricultural documentation describes the works as a "Proposed Fourth Floor Extension." The proposal would introduce five additional ensuite bedrooms and two communal areas at this elevated level.

I object for the following reasons.

1. Inadequate supporting information and the absence of a Design and Access Statement

I am particularly concerned that no Design and Access Statement is available among the published application documents. This is especially striking because the application form itself refers to a "Design and access statement" as part of the supporting information.

The application form records 195 sq. meters of new internal floorspace. Given that the site lies within the Victoria Park Conservation Area, it appears that a Design and Access Statement is required under the national validation requirements applicable to development of this scale in a conservation area. Such statements are intended, among other things, to demonstrate how the context of a proposed development has been appraised and how that appraisal has informed the design. I therefore ask the Council to clarify whether a Design and Access Statement was submitted and, if so, why it has not been made publicly available. If no such statement was submitted, I ask the Council to explain on what basis the application was validated.

This is not a merely technical concern. There are significant contextual issues which a Design and Access Statement should address in this case: the development's location within a conservation area; the increased height and massing of the building; its relationship with immediately adjoining

residential properties, including my property at 7 Redclyffe Avenue; the positioning of new habitable and communal accommodation at roof level; and the relationship between the development and nearby heritage assets. I do not believe that these matters can adequately be assessed from drawings of Carfax Court in isolation.

2. Insufficient assessment of heritage and Conservation Area impacts

Carfax Court lies within the Victoria Park Conservation Area, and the site is also close to Langdale Hall and its attached former coach house, which is Grade II listed.

The Victoria Park Conservation Area guidance is particularly relevant. Manchester City Council states that development should be of very high quality and harmonious with the character of the Conservation Area, specifically identifying matters such as massing, height, materials, scale and proportion as important considerations.

The proposed development involves a substantial alteration to the upper profile of Carfax Court. The submitted elevations explicitly identify the existing roofline within the larger proposed roof form. This enlarged roof would not merely enclose roof space: it would become an occupied fourth floor containing bedrooms and communal accommodation, with numerous rooflights.

Despite this, it appears that no Heritage Statement or equivalent assessment appears among the documents available to the public. Paragraph 207 of the National Planning Policy Framework requires applicants to describe the significance of heritage assets affected by a development, including the contribution made by their setting, to a level sufficient to understand the potential impact of the proposal. The Framework also requires great weight to be given to the conservation of designated heritage assets and requires any harm to their significance to be clearly and convincingly justified.

There are also statutory duties applicable to development within conservation areas and development affecting the setting of listed buildings. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area, while section 66 requires special regard to the desirability of preserving a listed building or its setting.

The application presently provides insufficient information for the Council or neighbouring residents to assess the heritage consequences of the increased roof height and volume, altered roof form, rooflights and occupation of the fourth-floor level.

3. Direct impact upon the residential amenity of 7 Redclyffe Avenue

My principal concern as an immediately adjoining resident is the effect of the development on the residential amenity of 7 Redclyffe Avenue.

This is not a case in which the objecting property is some distance from the development. My property shares a substantial boundary with the Carfax Court site. The proposal would introduce new habitable accommodation at an elevated fourth-floor level beside established residential properties on Redclyffe Avenue. The proposed roof contains numerous rooflights. This has the potential to create new elevated views towards neighbouring private gardens and homes and to alter significantly the existing relationship between Carfax Court and adjoining residential properties.

Manchester City Council expressly recognises overlooking and loss of privacy, daylight and sunlight, the size and appearance of development, and noise and disturbance as material planning considerations.

The difficulty is that the submitted information does not enable these impacts to be assessed properly. I have not been able to identify a proposed fourth-floor plan showing the precise location of the five bedrooms and two communal areas relative to 7 Redclyffe Avenue. Nor is there a

contextual section through Carfax Court, the shared boundary, my garden and my property, or any sightline analysis demonstrating the extent to which the proposed rooflights could overlook adjoining residential amenity space. Given the unusually close relationship between the two sites, this information is important. I ask the Council not to assume that the absence of an assessment demonstrates the absence of an impact.

I am especially concerned about the two communal areas proposed within the new roof accommodation. Communal areas in student accommodation have a different amenity impact from bedrooms. They are places in which groups of residents may congregate and are consequently capable of generating greater levels of activity and noise, particularly during evenings and at night.

That makes their precise location highly relevant to an adjoining residential property such as 7 Redclyffe Avenue. If one or both communal areas are located on the side of the building facing my property, the potential effects of elevated activity, noise and overlooking could be significantly greater than if that part of the roof contained other less intensively used accommodation. Yet the publicly available material does not allow me to establish where these communal spaces are situated, which rooflights serve them, or how they relate to neighbouring houses and gardens.

The adopted Manchester Core Strategy remains part of the development plan and includes Policy H12 governing purpose-built student accommodation. The policy framework is intended, among other things, to manage student accommodation in a way that protects the sustainability and amenity of surrounding neighbourhoods.

I therefore ask the Council to require a properly dimensioned fourth-floor plan and to assess specifically whether the proposed communal accommodation would cause unacceptable noise, disturbance, overlooking or loss of privacy to adjoining residential properties.

4. Increased height, overbearing impact, in combination with impact on trees

I am also concerned about the substantial increase in the height and bulk of Carfax Court when experienced from my property and rear garden. My concern is the effect of the additional height and the sense of enclosure experienced from an immediately adjoining residential property. The elevations show clearly that the proposed roof envelope extends materially beyond the existing roofline. Because 7 Redclyffe Avenue shares such a substantial boundary with the Carfax Court site, this enlarged and occupied upper storey would be particularly prominent from my rear garden. The additional volume should therefore be assessed not only as a question of architectural design but also in terms of its effect upon neighbouring residential amenity.

Furthermore, the submitted arboricultural material envisages tree pruning and removal to facilitate the proposed fourth-floor works and associated scaffolding. This must be considered not simply as a technical arboricultural matter but also in terms of the screening which mature vegetation presently provides between Carfax Court and neighbouring residential properties. In my case, the relevant issue is cumulative. An enlarged and occupied roof level may have a greater effect on privacy and outlook if vegetation which currently provides screening is simultaneously removed or substantially reduced.

The Council itself identifies the size, appearance and layout of development as material considerations. I ask the Council to assess the *combined* effect of the proposed extension and associated tree works upon adjoining residents and the character of the Conservation Area, and to ensure that any permission includes robust protection for retained trees and appropriate replacement planting.

5. Community engagement and the subsequent development of the application

I am also concerned about the history of engagement with neighbouring residents. At the pre-application stage the applicant invited nearby residents, including me, to a community consultation at which the proposed renovation of Carfax Court was presented. I welcomed that initiative and attended the event. I subsequently emailed the applicant's representative with follow-up questions about the development on November 30, 2025. I have attached the email for your convenience and it also appears below. Unfortunately I received no response.

I do not suggest that the failure to respond to my enquiry or undertake a second consultation is, by itself, grounds for refusing permission. It is nevertheless relevant context. Manchester City Council's current Statement of Community Involvement expressly states that pre-application consultation is beneficial because it allows proposals to be designed taking account of community views, and describes consultation as providing an opportunity for local people to comment upon and help steer development.

In this instance, the applicant initially chose to engage with adjoining residents, but there is no publicly available statement explaining how, if at all, they responded to enquiries. Again, in my own written follow-up was not answered.

This is particularly disappointing because the concerns which an immediately adjoining resident might reasonably raise — privacy, overlooking, communal activity, noise, screening and the increased height and massing of the building — are precisely the matters which remain inadequately addressed in the current submission. Furthermore, it appears that the proposal has continued to develop following submission. The application form refers to proposed elevation drawings at Revision E, whereas the current document set includes proposed elevations at Revision F. The documents also include later technical material prepared in 2026.

I therefore ask the Council to identify clearly what material changes have been made to the proposal since it was first submitted and since the scheme was presented to local residents at the earlier community consultation. As you know, government planning guidance states that where an application has been amended, the local planning authority should consider whether further publicity and consultation are necessary in the interests of fairness, including whether people entitled to comment would otherwise be deprived of the opportunity to make representations on the amended proposal.

This is particularly important for 7 Redclyffe Avenue because Manchester City Council itself defines an adjoining neighbour as a property sharing a common boundary with an application site and states that it usually notifies such properties directly. If the present proposal differs materially from the scheme originally consulted upon or from the scheme first submitted in 2025, I ask that immediately adjoining residents be given an opportunity to comment specifically on the current proposal before any determination is made.

In conclusion, for the reasons set out above, I respectfully request that planning permission be refused.

In particular, I do not believe that the material presently available demonstrates that the proposal would adequately protect the residential amenity of immediately adjoining properties or preserve or enhance the character and appearance of the Victoria Park Conservation Area and the significance and setting of nearby heritage assets. At an absolute minimum, I do not believe that the application should be determined until the applicant has provided and the Council has made publicly available:

- the missing Design and Access Statement, or an explanation of why one is not required;
- an adequate assessment of the significance of affected heritage assets and the impact of the development upon them;

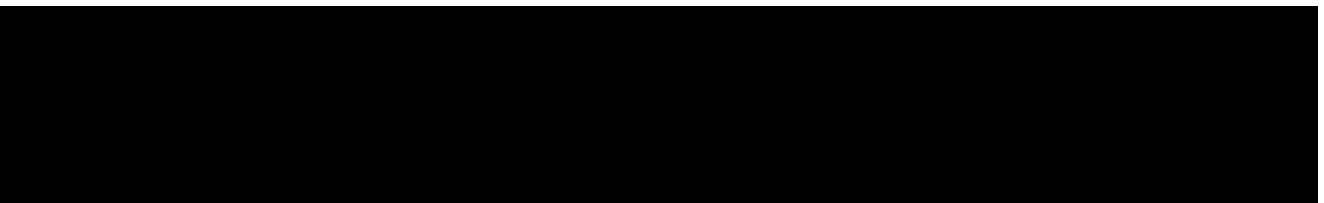
- a proposed fourth-floor plan clearly showing the location and use of the five bedrooms and two communal areas;
- sufficient contextual drawings, sections or sightline information to assess overlooking, privacy, outlook and the relationship with 7 Redclyffe Avenue;
- adequate consideration of the potential noise and disturbance arising from elevated communal accommodation; and
- clarification of the amendments made to the scheme since its original submission and whether further consultation with adjoining residents is appropriate.

If additional or amended information is submitted in response to these matters, I specifically request that 7 Redclyffe Avenue and other directly affected adjoining residents be re-consulted and given a reasonable opportunity to comment on that information before the application is determined.

I would also invite you to visit the site and view the relationship between Carfax Court and 7 Redclyffe Avenue from my property and rear garden, since I do not believe the unusually close relationship between the two sites can be properly appreciated from the submitted elevations alone. Please do not hesitate to contact me should you require further information.

Yours faithfully,





From: 
Sent: 30 November 2025 17:45
To: 
Subject: Langdale Hall consultation

To Whom It May Concern:

I am a resident of M14 and I attended the consultation a few weeks ago about the proposed renovation of student residences adjacent to Langdale Hall. I spoke with some of my neighbours and, after carefully reviewing the images and maps on your website, we have some questions that I hope you won't mind answering.

First, I spoke with the architect when I visited the site, and he explained that two mature trees will be cut down. This is unfortunate because it comes on the heels of the removal of another mature tree, apparently to make way for a ramp. In any case, the architect explained that an independent assessment was commissioned, and it concluded the trees suffer from some sort of illness, and second, that their removal would be offset by planting trees elsewhere. We would be grateful if you

could share these details. Ideally, we would like to see the assessment of the existing mature trees and the plan to offset their loss. It would also be wonderful if we could view the general conservation plan.

Second, the two maps of the site on your website include blue and red boundaries but they lack a legend. What do the blue and red boundary lines signal?

Third, I note that the description of the renovation on your website explains that the extension to Langdale Hall will be demolished, and replaced by a "standalone two-storey building." However, in the image of the proposed street view the new two-storey building appears taller than the Langdale Courtyard, even though the latter will have "an additional storey of accommodation." Simply put, it is somewhat odd for a typical two-storey building to be taller than a three-storey building. So is the image incorrect, or do you plan to build a new two-storey building that is indeed taller than the three-storey Langdale Courtyard?

Fourth, some residents asked about the students who will be residing at the site. Most undergraduate students live in university accommodation, so we are assuming they are not first-year undergrads. Will they be second- and third-year undergraduates, or will they be postgraduate students? We welcome any details you may have on the residents who will live in the site after the renovation.

I should say that there was a consensus among residents that the computer generated images and maps raise many questions. I hope you can understand that we feel unable to meaningfully participate in any sort of consultation until, at the very least, we know the answers to the questions above and we've seen the overall development plans for the site, the assessment of the trees that will be cut down, and the plan to prevent biodiversity loss, and the conservation plan.

Thank you and kind regards,



Professor of Urban Politics and Development

Global Development Institute

University of Manchester