

To:

.....Council
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6th May 2023

Dear Sir/Madam

Re: Objection to Application Reference:

This letter is written on behalf of our client, a resident local to the site at.....('the Site'), the subject of planning application reference.....

This letter comprises an objection regarding application reference for the demolition of existing dwelling house and construction of a new 4 bedroom detached house a detached garage, summerhouse together with new vehicular access at.....('The Proposal').

The application site is located to the south side ofRoad in the residential area of.....east of Road, ('The Property').

The site comprises a two-storey detached house, in Arts and Crafts style, in white painted render and a pitched red clay tiled roof with no chimneys. The front elevation displays a distinctive entrance under an arched porchway and canted bay windows. There are several mature trees as well a group TPO to the front of the property.

.....Road is characterised by detached and semi-detached properties set in large, mature gardens. (a locally listed building) is located to the north, number 45 is located immediately to the west facing ontoRoad, number 41 is to the east whilst 11 and 13 are set perpendicularly toRoad, overlooking the rear garden of number 45. To the south is 34Road.

We have listed separate reasons for objection to the Application under appropriate headings.

The main considerations for this objection letter are:

- Impact on character and street scene
- Impact on neighbouring amenity
- Loss of tree cover and vegetation

Impact on Character and Street Scene

Policy D1 of the adopted Salford Local Plan: Development management policies and designations 2023 pertains to the design principles which mandate that all development should achieve a high level of design quality. This quality should be consistent with the ten characteristics set out in the National Design Guide (including any subsequent amendments), of which the following are relevant for this application:

Context: enhances the surroundings

Identity: attractive and distinctive

Built form: a coherent pattern of development

Nature: enhanced and optimised

Resources: efficient and resilient

Policy D2: Local character and distinctiveness states that development shall protect, enhance and respond to any positive character and distinctiveness of the local area, and contribute towards local identity. It shall be a positive addition to the surrounding area, being integrated within the townscape and landscape. Development shall have regard to certain characteristics of the local area such as (and relevant to this application):

- 4) Scale and shape of buildings, including height, massing, silhouettes and roofscapes;
- 5) Vertical and horizontal rhythms, for example created by window arrangements and architectural composition;
- 6) Materials, boundary treatments and landscaping. New buildings shall use a consistent architectural style, individual elements adding up to a coherent whole, designed to relate to the positive context of its surroundings.

The Design SPD states that *Higher Broughton has a diverse and high quality range of residential developments, where good examples of domestic architecture illustrate the influence and style of just about every leading architect of the last century - from Frank Lloyd Wright to Le Corbusier, and from C.F.A. Voysey to Erno Goldfinger - can be found on just about every street corner but with the added attraction of biggest Methodist Church ever built in Britain located right in the middle of it all!*

It defines the area as benefiting *from an abundance of large, good quality, family homes set in extensive gardens. Mature street trees framing well connected avenues and strong architectural detailing contributes to a feeling of quality. This is expressed most comprehensively in the form of the Cliff Conservation area. Higher Broughton has particularly strong community connections with Prestwich and Cheetham Hill in Manchester.*

In terms of design guidance, it advances that new development *will respect the established massing, scale and rhythm of buildings, maintaining gardens and green spaces between properties. Because large family homes are required in this area, retain or adapt, rather than demolish, the large villa style houses that characterise the area. Retain or erect garden boundary walls and gate piers. Mature large broad-leafed species garden and street trees are other features in this area and future developments will respect this. The area around Broughton Green is in transition and further developments will support the established character developed by the regeneration. Development will help to improve the quality of pedestrian routes, particularly to public transport links.*

The street scene is characterised by dwellings of varied design and architectural styles, mostly in Arts and Crafts, Mock Tudor, Neo Georgian styles and even some good examples of Art Deco. Most dwellings have evolved organically and incorporate several elements and extensions of different sizes, with varied roof profiles. Materials used also reflect this diversity and detailed design, with render, hanging tiles, wood beams and brick used throughout.

The host property is situated immediately to the south of House, a locally listed heritage asset. It is a beautiful example of the Arts and Crafts movement, with a large arched porch, a low slung roof and cantered bays. The removal of this building will have a detrimental impact upon the surrounding area, contributing to the loss of a built element that makes a valuable contribution towards the area's character and significance.

The proposed dwelling, on the other hand, does not have regard to these characteristics of the local area, proposing a much substantial building with an oversimplistic, contemporary and yet out of proportion elevational design and scale together with a single, bulky mansard roof. The proposed windows as well as proposed porch are out of scale with the surrounding properties and will be highly prominent from

surrounding viewpoints. The proposed garage is equally out of character and will only serve to exacerbate the detrimental visual and character impact, which we believe is significant. For the above reasons we believe the proposal contradicts the provisions in Policies D1 and D2 of the Salford Local Plan: Development management policies and designations 2023.

Furthermore, it's important to consider the principles of sustainable development outlined in the National Planning Policy Framework (NPPF). The proposed demolition of the existing dwelling, which appears to be in a good state and condition, and the subsequent construction of a similar structure is a wasteful use of resources. Such actions contribute to unnecessary consumption of energy and materials, both in the demolition process and in the construction of the new structure. In essence, this proposal contradicts the core principles of sustainability advocated for by the NPPF as well as within the Design Guide and the Local Plan.

Impact on Neighbouring Amenity

Policy D5: Amenity Development ensures that development will provide all potential users with an acceptable level of amenity; and 2) does not have an unacceptable impact on the amenity of the users of other buildings and spaces. Amenity includes, but is not limited to, issues of: A) Space, both internal and external, and public and private B) Layout C) Aspect D) Privacy E) Sunlight F) Daylight G) Temperature and microclimate H) Pollution.

The proposal is significantly bulkier than the existing, adding both to the footprint and height, resulting in a much closer and dominant relationship with the existing neighbours. This increase in height and scale increase is felt particularly by number 45 who will suffer from an overbearing relationship with the proposal, resulting as well in a loss of light to the side windows present. Concurrently, the gardens of properties number 11 and 13 will also be adversely impacted, with a notable decrease in both sunlight and privacy due to the proposed development.

The proposed side elevation introduces multiple windows, situated noticeably closer to property number 45. This arrangement drastically reduces the separation distances between opposing windows, thereby encroaching on the amenity and privacy of existing occupants. This configuration is in direct contradiction with the provisions in Policy D5 of the Salford Local Plan: Development management policies and designations 2023.

Loss of tree cover and vegetation

Policy G15: Trees, woodland and hedgerows affords in 2) strong protection to trees that are subject to a tree preservation order or are located within a conservation area and ensures in 3) that developments should be designed and constructed in such a way as to minimise any adverse impacts on trees.

The application will result in the removal of three trees. In addition, Trees T1, T2 and T3's roots will be affected by the proposed garage, which will be built within the root protection area, T4's roots will be affected by the proposed main house, T9's roots will be affected by the summer house and proposed boundary wall, as will T7's. Finally, the proposed driveway will affect the root protection area of TPO G1.

The Arboricultural Impact Assessment refers to specialist methods of construction being used but offers no details as to how this would help to retain the existing trees and whether indeed this would be feasible. At present, the proposals would compromise the health and safety of the above trees, in direct conflict with Policy G15. If these trees are compromised, not only this would lead to a detrimental impact upon local character and distinctiveness (contradicting Policies D1 and D2 Salford Local Plan: Development management policies and designations 2023) but the site would also be more exposed, exacerbating the visual and amenity impacts upon the surrounding properties as outlined above in this letter (in conflict with Policy D5).

Conclusion

The proposals result in an unacceptable impact upon character and street scene, neighbouring amenity, existing trees and vegetation. They are contrary to Local Plan Policy as well as Policies on the NPPF.

Due to the reasons above we propose that the Application be refused. Please acknowledge receipt of this objection by return.

Yours Sincerely,

Planning Voice

Chartered Town Planners

www.planningvoice.com

Example