

Dear Helen,

Prestwich Village Neighbourhood Forum have reviewed the application to demolish existing garages and erection of two new dwellings (ref 71039) and wish to object to the proposals on the following grounds.

Firstly the quality of the information submitted is particularly poor; drawings lack material detail, dimensions and scale bars. We have measured the net internal areas of the proposed dwellings and find them to measure 66sqm, significantly below the 84sqm required by the Nationally Described Space Standards for a 3B4P dwelling, which these are submitted as.

As such, the principal and second double bedrooms are too small and do not meet the minimum width of 2.75m and the single bedroom is also undersized and insufficient in its width, measuring less than the required 2.15m.

These shortfalls in the design are despite the applicant submitting their own NDSS table which appears to show incorrect figures (the NIA is still less than 84sqm but higher than our measurement of 66sqm, at 78.5sqm, highlighting that the applicant is aware of the space standards but has failed to use them and measure correctly.

Overlaying the rear elevation over the ground and first floor plan, it is apparent that the windows illustrated are either incorrectly drawn, or clash with the internal arrangement of partitions, clearly this is not a coordinated or buildable scheme.

Furthermore, the proposal does not include a bathroom or toilet at the entry level, meaning the design does not comply with any Part M building regulations.

It is evident therefore that this site is far too small and constrained to be considered for a development of two dwellings.

Kind regards

Jonathan Towers

(On behalf of PVNF)