

RE: FW: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

From Pierce, Sam <sam.pierce@salford.gov.uk>
To Tony Lang <info@rtdesignconsultants.co.uk>
Date 14-08-2020 09:57

Hi Tony,

I do not think you understand the point I have been making. We are not stating the windows are the issue as this can be mitigated through obscure glazing. In addition, the issue is not the ridge height. It is the combined impact of the ridge height with the additional three storey side extension due to the extreme size and width of the dwelling as a whole.

The two previous examples you have given are referring to the loss of privacy and semi detached properties rather than an extremely large detached. Nonetheless, all applications are based on individual merits.

If you wish to view the objections you can email planning.contact@salford.gov.uk who will redact the personal information and send the comments across. However, as previously stated if your client is unwilling to make the suggested amendment to reduce the side extension to two storey you can appeal the decision. My managers have discussed this at length and will stand firm of the decision. Please advise me whether your client will make the change or shall we make our decision.

Kid regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 13 August 2020 15:38
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Subject: Re: FW: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Afternoon again Sam,

Further to my email below, it has now been brought to my attention that Mr Woods neighbour at No12 has also applied for planning permission for a dormer extension. The application ref 15/67524/HH proposed (on amended plans) the creation of gables to the existing hipped roof and a large rear dormer. The officers report states 'The minimum distance between the proposed dormer windows and habitable windows within properties to the rear is approximately 24m. As the proposed windows will be located higher than the habitable windows to the rear and the relationship between these windows are not directly facing it is considered that no unacceptable loss of privacy will occur upon neighbouring residents and that policy DES7 of the UDP is satisfied'.

How does this differ from our application? The distance is similar (slightly less) and the orientation between the relevant properties is the same.

Could you also tell me what process is involved in arranging to view the objections.

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

On 13-08-2020 14:08, Tony Lang wrote:

Afternoon Sam,

Thank you for your response, which once again I am having problems agreeing with. With regards to your comment relating to the 22.8m distance to 'a standard gable end', this is not the case. The distance of 21m is window to window, not to gable end.

With regards to DES7, I have this morning driven down Partington Street, where I saw the extensions being constructed to Nos 9 and 11 Partington Street, which are having dormers built to the front elevation!! I have just looked at application Ref 19/74575/HH which shows that the pair of semi's are being extensively remodelled, with the ridge height being increased and dormers to the front and rear of both properties. In the officers report for this application, which was submitted after our application, it notes Policy DES7 but has no objection. The distance of the rear of these extended properties from Mr Woods next door neighbour at No12 "Hazelhurst Fold is no different to our situation, whilst the now three storey front elevation is now only 17m from the properties across the road on Partington Street, which goes against Policy HE3, even for the first floor windows!!

How can our proposal be considered oppressive and overbearing when these extensions on Partington Street can be acceptable and be approved. The increase in ridge height is no different to our proposal and they have they have more windows to both front and rear elevations that are being extended closer to the adjacent front and rear properties.

I would therefore request that you re-address your comments on our application and grant approval.

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

On 13-08-2020 09:29, Pierce, Sam wrote:

Hi Tony,

Due to personal data protection I am unable to share details of who has objected.

The House Extensions SPD is a guidance, the Policy we must take note of is Policy DES7, relating to the amenity of neighbouring dwellings. Whilst the distance of 22.8m may be acceptable for a standard gable end, this extension would be result in an extremely large extension covering the back of the facing dwellings.

I can appreciate the frustrations over the length of time the application has taken, although the delays in this are due to other issues we have had such as the land ownership, flood risk, etc. which you are aware of. Ultimately, I only submit a recommendation and my manager must sign off the decision. This has been reviewed by two group leaders and the associate director who have advised me they will not sign off the application as currently proposed.

Please advise me whether your client is willing to reduce the height of the side extension to two storey or whether you wish for me to make a decision and you can appeal the decision.

Kind regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 11 August 2020 14:43

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: Re: FW: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Afternoon Sam,

Thank you for your prompt response. With regards to your further comments could you please clarify some points for me:

- Concern for the neighbours to Partington Street. Have the neighbours to the rear of the proposed extension objected?

- Appear overbearing to neighbours out of the rear windows and gardens. The proposed rear window to the extension would face the rear of No19 Partington Street. The distance would be 25m as stated in our previous email. Salford Councils Policy HE3 states that the minimum distance for three storeys should increase by the amount equal to the additional height. The eaves height has increased by 1.8m, therefore making the required distance 22.8m. The policy also states (copy attached) that this policy supplements UDP Policy DES7. With regards to the the garden, No19 also has trees to the rear boundary.

- Why has this issue only been raised 9 months after the application was submitted

Whilst we are reluctant to reduce the height , as it meets the requirements of your policies, I have spoken with the applicant and, in an effort to reach a conclusion, we are prepared to remove the rear window to the extension.

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

On 10-08-2020 08:48, Pierce, Sam wrote:

Hi Tony,

The previous application did not include a three storey side extension so had significant less mass. The concern is in regards to the overbearing nature to the neighbours along Partington Street, contrary to Policy DES7 of the Salford UDP. Whilst there is not exact policy in place in the House extensions SPD, I agree the extension would not result in a loss of light to the neighbours due to the distance but it would in fact appear overbearing for neighbours out of the rear windows and from the garden.

That is fine – please let me know if that's what the client wishes.

Kind regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 07 August 2020 14:32

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: Re: FW: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Afternoon Sam,

I'm sorry but that does not make sense when evaluated against the officers report for the previous extension of the roof. Whilst this proposal does make the roof longer, the previous report stated that these two properties are in a location which is 'largely isolated' and that these two properties are already viewed as their own entity within the residential setting and therefore the addition to the property would have a negligible impact, and would therefore have limited impact on the character of the area and was in accordance with Policies DES1 and DES8.

Based on this the proposed extension would have no impact on the adjacent property at all due to its' location at the opposite side of the house. Why is the opinion now at odds with the previous observations of the property? You state that the extension would 'increase the oppressive nature', but the previous application wasn't seen as oppressive! With regards to being overbearing to the houses to the rear, due to the orientation of the properties, the interface distance from the proposed extension to the property behind on Partington Street would be 25m, so would comply with Policy.

With regards to the decision, I would obviously have to consult with Mr Wood. In view of the fact that these matters have only been raised some six months after the due decision date, we would strongly advise him to appeal any decision to refuse the application.

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

On 07-08-2020 14:03, Pierce, Sam wrote:

Hi Tony,

I have discussed with my group leader and the associate director and whilst the height of the main dwelling can be supported as the previously application was, the issue is with the height of the three storey side extension. The additional mass to the side of the dwelling would be increase the oppressive nature and be considered as overdevelopment and overbearing to the neighbours to the rear.

I have been advised that this is something we shall remain firm on. If your client is willing to reduce the side extension to two storey, we can support the application but if not, we can make a decision and your client has the right to appeal.

Kind regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 31 July 2020 14:59
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Subject: Re: FW: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Hi Sam,

After all this time it has come as a major disappointment that an issue that hasn't been previously discussed should come up so late in the day. This application was submitted 9 months ago, with the original decision due in January. We have also passed the agreed extension of time of 10/07/2020.

With regards to this issue of the increased height of the roof, this has been done in line with the previously approved scheme for 'Extension of property to the roof slope front and rear to create a second floor', Ref 17/70798/HH. This application was approved 24/04/2018, so is still a valid application. I have attached a copy of the officers report for this application. In the report it states :

Appraisal of the Proposed Development

Impact on the character of the area

- While it is appreciated that the proposed roof extension would appear as a substantial addition to the existing dwelling, the property is in a location which is largely isolated along with the neighbouring detached property and would be read alongside its adjacent neighbour rather than the other smaller neighbouring properties. These two properties are already viewed as their own entities within the residential setting and therefore the additions to the property would have a negligible impact.**
- With those factors in mind it is considered that the proposed development would have a limited impact on the character of the area, in accordance with saved UDP policies DES1 and DES8.**

The conclusions shown in that report are at odds with the current comments, as the roof height was considered in accordance with DES8 in 2018. Whilst the three storey extension is now seen as oppressive, it is to the side of the house, with no impact at all on the adjacent property. The above comments states that the location is largely isolated along with the neighbouring detached property and would be read alongside its' adjacent neighbour rather than the other smaller neighbouring properties.

We would therefore request that the current comments be readdressed, taking into account the previously approved comments.

Regards

Tony Lang
RT DESIGN
01204 591411

Please confirm safe receipt of email.

On 24-07-2020 17:00, Pierce, Sam wrote:

Hi Tony,

Hope you had a nice break this week.

I have received comments from the associate director and group leader as this application has been discussed in detail. Due to the size and oppressive nature of the three storey side extension, combined with the increase of height to the roof ridge the development would be contrary to Policy DES8 of the Salford UDP. It would not respect the general scale and proportions of the original dwelling. Whilst the discussions were consistent that we could support the principle of the development, we would ask you to amend the plans to remove the second floor level of the side extension to mitigate the oppressive, overbearing element. If this is something the client is willing to do, please could you send me the amended plans and the Local Planning Authority can approve the application. Alternatively, if the applicant is not willing to do so, we can make the recommendation based on the current plans and your client could choose to appeal this decision.

I am on leave next week so please take time to discuss and when I return to the office I will review.

Kind regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Pierce, Sam
Sent: 20 July 2020 11:04
To: Tony Lang <info@rtdesignconsultants.co.uk>
Subject: RE: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Hi Tony,

Apologies – I was on leave last week so only just read your email.

I sent my recommendation but the associate director did not feel the application could be supported due to the size of the three storey side extension so it is currently under review by both group leaders and associate director. I am waiting to hear myself as I sent this on the 10th.

Kind regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 16 July 2020 16:20

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: Re: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Hi Sam,

Please could you give me an update on this application. I am not in the office next week so I would appreciate a response by end of play tomorrow.

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

On 07-07-2020 16:05, Pierce, Sam wrote:

Hi Tony,

Salford's drainage engineer has confirmed he is happy for it to be conditioned. Please could I request a final extension of time until Friday 10th July to get the application closed?

Kind regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 07 July 2020 13:40
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Subject: Re: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Thanks for that Sam,

Regards

Tony Lang
RT DESIGN
01204 591411
Please confirm safe receipt of email.

On 07-07-2020 13:34, Pierce, Sam wrote:

Hi Tony,

Yes – apologise. It is the only outstanding matter. I passed on your comments to the drainage engineer at 08:47am on the 29th June but have not heard back. I will contact him now as a matter of urgency so we can close the application.

Kind regards

Sam Pierce

Senior Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 06 July 2020 12:01
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Subject: Re: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

Hello Sam,

Have we any update on this application? We are now into our 8th month with this application and the client, who had builders lined up to start the project has had to cancel them twice. I assume the only outstanding issue is the comment from the drainage engineer which we answered a week ago.

Regards

Tony Lang
RT DESIGN
01204 591411
Please confirm safe receipt of email.

On 29-06-2020 08:28, Tony Lang wrote:

Morning Sam,

The intention is to return the stream to its' original course, as an open channel, the size to be as the current channel. This would obviously only be required subject to planning permission for the extension, so could the application Matt requires be made a condition of approval.

Regards

Tony Lang
RT DESIGN
01204 591411
Please confirm safe receipt of email.

On 26-06-2020 15:06, Pierce, Sam wrote:

Hi Tony,

Please see comments from the drainage engineer below.

Kind regards

Sam Pierce

Graduate Planning Officer

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web:
www.salford.gov.uk

From: Ryan, Matt <matt.ryan@salford.gov.uk>

Sent: 24 June 2020 12:49

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

Hi Sam,

If the stream is being moved or diverted it's the same requirement, essentially that the size of the channel remains the same and that there is no increase of flooding to properties. I will require an application to undertake works on the watercourse.

If the channel is to remain unchanged no application to undertake works on the watercourse.

Kind regards,

Matt

Matt Ryan

Senior Engineer (Flood Risk & Drainage)

Place | Salford City Council

Salford Civic Centre | Chorley Road | Swinton | M27 5FJ

Tel: 0161 603 4050

Email: matt.ryan@salford.gov.uk

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From: [Pierce, Sam <sam.pierce@salford.gov.uk>](mailto:sam.pierce@salford.gov.uk)

Sent: 24 June 2020 12:26

To: [Ryan, Matt <matt.ryan@salford.gov.uk>](mailto:matt.ryan@salford.gov.uk)

Subject: FW: FW: 19/74367/HH - 14 Hazelhurst Fold

-

[Hi Matt,](#)

-

[Please see the email below.](#)

-

[Please can you confirm what we require from the applicant if it is now or through a pre-commencement condition?](#)

-

[Kind regards](#)

-

[Sam Pierce](#)

[Graduate Planning Officer](#)

-

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[Civic Centre | Chorley Road | Swinton | Salford | M27 5AW](#)

[Direct Dial: 0161 604 7779](tel:01616047779) | [Email: sam.pierce@salford.gov.uk](mailto:sam.pierce@salford.gov.uk) | [Web: www.salford.gov.uk](http://www.salford.gov.uk)

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From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 22 June 2020 09:27
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Subject: Re: FW: 19/74367/HH - 14 Hazelhurst Fold

-
Morning Sam,

-
Thanks for that. Did you just try to call? I answered the phone but no one there! May be better to try my mobile in future 07970 636772.

-
Whilst it is the intention to reposition the stream back to its' original course, we are intending to leave the stream open as it currently is, not to culvert it. Hope that helps.

-
Regards

Tony Lang
RT DESIGN
01204 591411
Please confirm safe receipt of email.

-
On 22-06-2020 09:21, Pierce, Sam wrote:

Hi Tony,

-
I hope you had a good weekend. I have copied the comments received from Salford City Councils drainage engineer:

-
I would advise that we support the EA's policy of de-culverting and where we have previously granted approval for this type of work it has been to allow short sections to be culverted to provide access which doesn't appear to be the situation in this case. Culverting results in increased risk of blockage and reduction in biodiversity.

-
I would advise that I would I have no objection to the other works but that an ordinary watercourse consent should be submitted and assessed separately.

-
Thus, the two options are to deal with this now or receive a decision with a pre-commencement condition included that the applicant would have to submit a discharge of conditions application?

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Kind regards

-
Sam Pierce

Graduate Planning Officer

-
Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

From: Pierce, Sam

Sent: 19 June 2020 13:59

To: Tony Lang <info@rtdesignconsultants.co.uk>

Subject: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

-
Hi Tony,

-
Thank you. Yes – of course. Hopefully we can get this wrapped up.

-
Kind regards

Sam PierceGraduate Planning Officer

-

Planning and Building Control | Place Directorate**Salford City Council****Civic Centre | Chorley Road | Swinton | Salford | M27 5AW**Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

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From: Tony Lang <info@rtdesignconsultants.co.uk>**Sent:** 19 June 2020 13:56**To:** Pierce, Sam <sam.pierce@salford.gov.uk>**Subject:** Re: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Sam,

-

I had the same happen yesterday, got two approvals through and sent one client the wrong one !! It happens. Can you point out to the drainage engineer that the stream will only be repositioned back to its' original route where it was previously in a covered culvert.

-

Regards**Tony Lang****RT DESIGN****01204 591411****Please confirm safe receipt of email.**

-

On 19-06-2020 13:45, Pierce, Sam wrote:Hi Tony,

-

Apologies – those comments were for another application. I got feedback on both at same time and got them the wrong way round. Following the comments regarding the

stream I have been told to consult our drainage engineer so hopefully he responds as soon as possible.

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

-

-

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 19 June 2020 13:36

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: Re: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Sam,

-

If this helps, the balcony is inset and does not project. The doors to the balcony are set back as shown on the second floor plan, giving access to the balcony which will be under the roof, with solid walls to each side and a glazed balustrade to the front in line with the brickwork below. Hope that makes sense.

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

-

On 19-06-2020 13:14, Pierce, Sam wrote:

Hi Tony,

-

Please can you provide me with a telephone number to contact you on? It was to discuss the following comments from my manager...

-

Sam the elevations suggest a small projecting balcony as opposed to a Juliet balcony. The floor plans suggest no projection ?? which one is it??

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

-

-

From: Pierce, Sam

Sent: 17 June 2020 15:56

To: Tony Lang <info@rtdesignconsultants.co.uk>

Subject: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Tony,

-

I have submitted my recommendation for approval – just waiting for sign off.

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

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[Salford City Council](#)

[Civic Centre](#) | [Chorley Road](#) | [Swinton](#) | [Salford](#) | [M27 5AW](#)

Direct Dial: [0161 604 7779](tel:01616047779) | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

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From: [Tony Lang <info@rtdesignconsultants.co.uk>](mailto:info@rtdesignconsultants.co.uk)
Sent: 17 June 2020 09:24
To: [Pierce, Sam <sam.pierce@salford.gov.uk>](mailto:sam.pierce@salford.gov.uk)
Subject: [Re: FW: 19/74367/HH - 14 Hazelhurst Fold](#)

-

[Morning Sam,](#)

-

[Hope you are well. Any news yet?](#)

-

[Regards](#)

[Tony Lang](#)
[RT DESIGN](#)
[01204 591411](#)
[Please confirm safe receipt of email.](#)

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[On 12-06-2020 15:18, Pierce, Sam wrote:](#)

[Thank you, Tony.](#)

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[I have finished the report so hopefully we can get the closed on Monday.](#)

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[Kind regards](#)

-

[Sam Pierce](#)
[Graduate Planning Officer](#)

-
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Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web:

www.salford.gov.uk

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 12 June 2020 14:39

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: Re: FW: 19/74367/HH - 14 Hazelhurst Fold

-
Hi Sam,

-
Thank you for that. I can confirm that there will be no changes to the lower garden area, other than the proposed redirecting of the stream. The stream was originally running in a culvert around the boundary of the garden, which was redirected to it's current location as a feature when the garden was landscaped. Due to the proximity of the stream to the proposed extension, it is proposed that the stream will be repositioned back into it's original position within a culvert, as it was before.

-
Hope that answers the issue.

-
Regards

[Tony Lang](#)

[RT DESIGN](#)

[01204 591411](#)

[Please confirm safe receipt of email.](#)

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On 12-06-2020 12:50, Pierce, Sam wrote:

Hi Tony,

-

The majority of my managers comments were to clarify the relationships between properties, etc. I have updated officers report to do so. The only comments I was hoping you could clarify from my manager:

-

"Submitted plans also suggests diversion of a steam or culvert and land deal with SCC. What is this about and is it relevant?? Any change to lower garden area??"

-

If there is no change to lower garden please just confirm so and could you clarify around the diversion of stream?

-

Kind regards

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Sam Pierce

Graduate Planning Officer

-

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

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-

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 12 June 2020 11:21

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: Re: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Sam,

-

Hope you are well. Any update please, client is chasing.

-

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

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On 08-06-2020 10:51, Pierce, Sam wrote:

Hi Tony,

-

I have tried to call your number 3 times this morning but not had an answer.

-

I apologise for the delay – I had completed the officers report and submitted it for the deadline last week but my manager has sent it back to me to review some comments. However, I'm not sure if Amy told you but the Salford City Council systems were down last week for some employees including myself so I was unable to access our systems to review any comments. This has been the case for all of my applications due last week. I can only apologise for this unprecedented error and as things are running again this morning I am working to get all reports out.

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Kind regards

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Sam Pierce

Graduate Planning Officer

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Planning and Building Control | Place Directorate

Salford City Council

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-

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 02 June 2020 16:26

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: Re: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Sam,

-

Any update on this yet ?

-

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

-

On 19-05-2020 13:55, Pierce, Sam wrote:

Thank you, Tony.

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

-

-

-

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 19 May 2020 11:07

To: [Pierce, Sam <sam.pierce@salford.gov.uk>](mailto:sam.pierce@salford.gov.uk)

Subject: [Re: FW: 19/74367/HH - 14 Hazelhurst Fold](#)

-
[Morning Sam,](#)

-
[Yes I agree to the updated description and extension to 1st June.](#)

-
[Regards](#)

[Tony Lang](#)

[RT DESIGN](#)

[01204 591411](#)

[Please confirm safe receipt of email.](#)

-
[On 19-05-2020 11:01, Pierce, Sam wrote:](#)

[Hi Tony,](#)

-
[I was writing the officers report and realised some of the proposed development has been missed from the description. Despite the fact the roof ridge has previously been approved, as it has not been built we would need to include it as part of this application. I will have to re-notify the neighbours for 10 days, which will be done tomorrow \(Salford City Council are only doing so on Wednesdays\). Please could I request an extension of time until the 1st June to have everything wrapped up.](#)

-
[Please can we agree to an updated description:](#)

-
[Erection of three storey side extension with single storey rear extension and basement extension. In addition to raising the roof ridge to create a second floor level, second floor front extension and single storey front extension.](#)

-
[Apologies for missing this. It should have been sorted from the start. It will not impact the assessment as I had already taken it into consideration and my recommendation will remain as approval.](#)

-
[Kind regards](#)

Sam Pierce

Graduate Planning Officer

-

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-

-

-

From: Pierce, Sam

Sent: 14 May 2020 09:20

To: Tony Lang <info@rtdesignconsultants.co.uk>

Subject: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Thank you, Tony.

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

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-

-

-

From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 13 May 2020 15:37
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Subject: Re: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Sam

Thanks for coming back to me. We accept the extension of time till 19th May

Regards

Tony Lang
RT DESIGN
01204 591411
Please confirm safe receipt of email.

-

On 13-05-2020 15:29, Pierce, Sam wrote:

Hi Tony,

-

Apologies – I had this one marked in my folder as waiting for a response so hadn't chased up and then Amy asked me to contact you the other week when I was in the middle of something and completely forgot. Please can I request an extension of time until the 19th May to get the application closed?

-

I am really sorry – genuine mistake.

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

Planning and Building Control | Place Directorate

Salford City Council

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-

-
-

From: Tony Lang <info@rtdesignconsultants.co.uk>
Sent: 11 May 2020 10:33
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Cc: Chris Wood <chriswood@mapengineers.co.uk>
Subject: Fwd: RE: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

-
Morning Sam,

Could you please give me an update on the above application. We are now over 4 months past the decision date. Whilst I accept that there were issues with the boundary line of the land, these were resolved 2 months ago.

Regards

Tony Lang
RT DESIGN
01204 591411
Please confirm safe receipt of email.

-
----- Original Message -----

Subject:Fwd: RE: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

Date:31-03-2020 14:41

From:Tony Lang <info@rtdesignconsultants.co.uk>

To:sam.pierce@salford.gov.uk

-
Hi Sam,

Hope you are well. Have we any update on this application?

Regards

Tony Lang
RT DESIGN
01204 591411
Please confirm safe receipt of email.

-
----- Original Message -----

Subject:RE: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

Date:09-03-2020 14:29

From: "Whitworth, Julie" <julie.whitworth@salford.gov.uk>

To: Tony Lang <info@rtdesignconsultants.co.uk>, "Pierce, Sam" <sam.pierce@salford.gov.uk>

-

-

-

Hi Tony,

-

Many thanks for the plan I can confirm that I am happy that extension (excluding footings) now sits within the ownership of 14 Hazelhurst Fold.

-

Sam - I am happy for you to progress with the planning application

-

Regards

-

Julie Whitworth

Senior Property Information Officer

-

Property Services

Civic Centre

Chorley Road

Swinton

M27 5AW

-

0161 779 6106

-

-

From: Tony Lang <info@rtdesignconsultants.co.uk>

Sent: 04 March 2020 14:26

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Cc: Whitworth, Julie <julie.whitworth@salford.gov.uk>;

chriswood@mapengineers.co.uk

Subject: Fwd: RE: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Sam,

Further to my discussions with Julie and her email below, please find attached the amended plans taking in to account the request below. I trust that this resolved the outstanding issue and we can now progress to a positive decision.

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

-

----- Original Message -----

Subject:RE: FW: 19/74367/HH - 14 Hazelhurst Fold

Date:02-03-2020 12:03

From:"Whitworth, Julie" <julie.whitworth@salford.gov.uk>

To:Tony Lang <info@rtdesignconsultants.co.uk>, "Pierce, Sam" <sam.pierce@salford.gov.uk>

Copy:"chriswood@mapengineers.co.uk" <chriswood@mapengineers.co.uk>

-

-

-

Hi Tony,

-

If you could use the 25ft measurement which is shown as the blue boundary line on your plan, that should be fine with us.

I would be grateful if you could forward a copy of the plans once they have been amended

-

Regards

-

Julie Whitworth

Senior Property Information Officer

-
[Property Services](#)

[Civic Centre](#)

[Chorley Road](#)

[Swinton](#)

[M27 5AW](#)

-
[0161 779 6106](#)

From: [Tony Lang <info@rtdesignconsultants.co.uk>](mailto:info@rtdesignconsultants.co.uk)

Sent: 28 February 2020 13:49

To: [Pierce, Sam <sam.pierce@salford.gov.uk>](mailto:sam.pierce@salford.gov.uk)

Cc: [Whitworth, Julie <julie.whitworth@salford.gov.uk>](mailto:julie.whitworth@salford.gov.uk);
chriswood@mapengineers.co.uk

Subject: [Re: FW: 19/74367/HH - 14 Hazelhurst Fold](#)

-
Hi Sam,

[Further to our discussion this morning I have had a very positive discussion with Julie and as a result, please find attached a sketch layout showing the boundaries based on the information sent yesterday. In trying to assess the position of the boundary between the applicants land and the land owned by the council, the attached sketch shows the boundary from the north of the site coming across 25 feet from the corner, as shown on the Land Registry map date stamped by Bridgewater Estates 16th June 1986. The boundary line from this point across the garden shows two differing options, the blue line being the boundary as shown on the OS map ref SD7601SW dated 23rd January 2020, sent from Property Information \(copy attached\), showing the area of land within the councils ownership. The red line shows the boundary line as taken from the Land Registry map dated 16th June 1986 \(copy attached\).](#)

[As discussed, the proposal is to keep the extension on the land within the applicants ownership and not to cross the boundary into the council land which is Green Belt land. If you could please clarify which of the two coloured boundary lines you wish us to accept as accurate we will amend the proposed layouts to suit.](#)

[Regards](#)

[Tony Lang](#)
[RT DESIGN](#)

01204 591411

Please confirm safe receipt of email.

-

On 27-02-2020 14:59, Pierce, Sam wrote:

Hi Tony,

-

Please find the comments from Julie. The council are of a position that the extensions footprint needs to be reduced in size.

-

In addition, as Julie has pointed out the extension as current proposed is within the Green Belt. As part of the assessment, the Local Planning Authority must assess whether the proposed extension would impact on the openness of the greenbelt and the size increase. If the revised plans are still within the Greenbelt, I will require the applicant to provide me with the original dwellings (prior to any development) volume, the existing dwellings volume and what the volume would be after the development had been completed. Salford City Council accept volume increase by 30%.

-

I think the first step is for the amendments to be made to satisfy Julies comments so the extension is built within the applicants land and then see if the extension is still within the green belt. If it is, we can have a discussion over the volume and whether that satisfies the criteria.

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

-

-

-

From: Whitworth, Julie <julie.whitworth@salford.gov.uk>
Sent: 24 February 2020 13:53
To: Pierce, Sam <sam.pierce@salford.gov.uk>
Subject: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Sam,

-

We could say the same as the agent – we don't believe his site plan is not to scale and accurate in regards to the boundaries!

-

I've got various registered titles and ownership documents. I've plotted them on our mapping system and still stand by my earlier comment – **the proposed extension still extends into Council owned land and also the green belt.** Surely planning permission cannot be granted if the extension is in the green belt?

-

The Council's ownership is shown on the extract of deed plan. When the Council acquired the land on 08.05.1922 their ownership extended up to the western bank of the brook. I have also attached a plan (Hazelhurst fold ownership plan) showing the Council's ownership in a red edge and the council's registered title in blue shading. This plan also shows the land circa 1922 with the current OS map as well. As you can see there is a difference between the two.

-

Conveyance GM498810 is the transfer from Bridgewater estates on 11.08.1986 to the owner prior to the land being developed. On this you will see a dimension of the northern boundary - 25ft.

I have printed off the registered title (to scale) for 14 Hazelhurst and the northern boundary measures – 8.7m or 28ft 6ins. So land registry have actually registered the property with more land than what they should have. If I was to move the boundary to match this conveyance then the extension would be even more onto land owned by the Council!!!

-

As the Council's land wasn't registered until 2006 the land registry only registered the land up to the boundary of GM498810 as 1 piece of land cannot be owned freehold under 2 different title numbers.

-

For information it appears that the line of the brook has been altered. The Councils deeds indicate ownership up to the western bank of the brook. Where the brook is near 14 Hazelhurst fold the brook is wholly within land owned by the council. It was possibly diverted to enable the erection of 14 Hazelhurst Fold.

-

If you want a full timeline of how and when things were purchased I can provide you with that.

-

If the owner of the property feels that the land registry have not registered his ownership/occupation correctly then I would advise he needs to consult with a solicitor to find out what his options are.

-

Please advise the applicant and his agent that the extension still needs to be reduced in size.

-

Regards

-

Julie Whitworth

Senior Property Information Officer

-

Property Services

Civic Centre

Chorley Road

Swinton

M27 5AW

-

0161 779 6106

-

-

From: Whitworth, Julie

Sent: 20 February 2020 07:11

To: Pierce, Sam <sam.pierce@salford.gov.uk>

Subject: RE: 19/74367/HH - 14 Hazelhurst Fold

-
Sam,

-
We have and are still having major issues with our mapping system so I have been unable to check some information I also now have a backlog of work.

-
I'm guessing you are aware that part of the proposed extension is going to be built within the green belt?

-
Regards

-
Julie Whitworth

Senior Property Information Officer

-
Property Services

Civic Centre

Chorley Road

Swinton

M27 5AW

-
0161 779 6106

From: Pierce, Sam <sam.pierce@salford.gov.uk>

Sent: 19 February 2020 15:56

To: Whitworth, Julie <julie.whitworth@salford.gov.uk>

Subject: FW: 19/74367/HH - 14 Hazelhurst Fold

-
Hi Julie,

-
The applicant is chasing this. Please could you contact Mr. Lang to discuss.

Kind regards

-

Sam Pierce

Graduate Planning Officer

-

Planning and Building Control | Place Directorate

Salford City Council

Civic Centre | Chorley Road | Swinton | Salford | M27 5AW

Direct Dial: 0161 604 7779 | Email: sam.pierce@salford.gov.uk | Web: www.salford.gov.uk

-

-

-

From: Pierce, Sam

Sent: 11 February 2020 16:04

To: Whitworth, Julie <julie.whitworth@salford.gov.uk>

Subject: FW: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Julie,

-

I have spoken with the agent who believe your site plan is not to scale and accurate in regards to the boundaries. He insists the proposed extension would be within his land ownership. Please could you contact him to discuss?

-

Tony Lang – 01204591411

-

Kind regards

-

Sam Pierce

Graduate Planning Officer

Planning and Building Control

Technical Services

Place

Salford City Council

-

-

-

From: Pierce, Sam

Sent: 27 January 2020 16:09

To: Whitworth, Julie <julie.whitworth@urbanvision.org.uk>

Subject: RE: 19/74367/HH - 14 Hazelhurst Fold

-

Hi Julie,

-

Thank you for getting this across to me. I have passed it on to the agent.

-

Kind regards

-

Sam Pierce

-

PLANNING CONSULTANT

Urban Vision Partnership Ltd

-

Direct Line: 0161 604 7779

-

Web: www.urbanvision.org.uk

Urban Vision Partnership Ltd, Civic Centre, Chorley Road, Swinton, M27 5AS

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Registration Number: 5292634. Registered in England

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-
-

From: Whitworth, Julie
Sent: 23 January 2020 14:43
To: Pierce, Sam
Subject: RE: 19/74367/HH - 14 Hazelhurst Fold

-
Hi Sam,

-
I have transposed the measurements from the plans supplied onto GIS.

The blue area is owned by the Council and the applicant does not have any permission to utilise or build on this land

The red edged area is the proposed new extension.

As you can see the extension, along with its footings, still do not sit wholly within the area that the applicant owns.

Can you please ask the agent to look at the dimensions of the extension again as the Council will not give the applicant permission to build on their land.

Once they have amended the plans if you can let me have them and I will again plot on our GIS system to see if the extension fits wholly within the curtilage of their ownership.

-
regards

-
Julie Whitworth

Senior Property Information Officer

Urban Vision Partnership Limited

Tel: 0161-779-6106

Fax: 0161-779-6006

Web :www.urbanvision.org.uk

Civic Centre, Chorley Road, Swinton, Salford, M27 5AS

Registration Number: 5292634 Registered in England

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-
This email address will no longer be in use after 31 January 2020. From 1 February 2020 my email address will be: julie.whitworth@salford.gov.uk

From: Pierce, Sam
Sent: 23 January 2020 12:02
To: Whitworth, Julie
Subject: FW: 19/74367/HH - 14 Hazelhurst Fold

-
Hi Julie,

-
The applicant has amended the plans in response to the land ownership. Please could you confirm if you are happy with this and the development would be built on the applicants land.

-
Kind regards

-
Sam Pierce

-
PLANNING CONSULTANT

Urban Vision Partnership Ltd

-
Direct Line: 0161 604 7779

-
Web: www.urbanvision.org.uk

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-

-

From: Tony Lang [<mailto:info@rtdesignconsultants.co.uk>]

Sent: 10 January 2020 13:50

To: Pierce, Sam

Cc: Chris Wood

Subject: Re: 19/74367/HH - 14 Hazelhurst Fold

-

Good afternoon Sam,

Further to your message below and our recent discussions, I have been to site and spoken with Mr Wood about the information you sent. We have addressed the issue you raised and have amended the plans to suit, which I have attached.

I trust that this will overcome the issue and enable the application to be taken forward to a positive decision.

Regards

Tony Lang

RT DESIGN

01204 591411

Please confirm safe receipt of email.

-

On 20-12-2019 15:19, Pierce, Sam wrote:

Hi Tony.,

-

Please find attached the plan provided by the property team at Salford City Council. The red line boundary indicates the site ownership of the applicant and the purple boundary shows the parcel of land owned by the council that the applicant has proposed to build on. Please could you discuss with the applicant.

-

Kind regards

-

Sam Pierce

-

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Urban Vision Partnership Ltd

-

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