

7 Cecil Street
Manchester
M15 6GD

Manchester City Council
Technical Support Team Planning
P O Box 532
Town Hall
Manchester
M60 2LA

22nd Feb 2021

To The Planning Department

RE:

Application number: 129413/FH/2021

Proposal: Installation of rear roof dormer

Location: 7 Cecil Street, Manchester, M15 6GD

I received a letter from you stating:

- 1) Only one proposed side elevation drawing has been received. Please submit a drawing of the remaining elevation.
- 2) In the current circumstances, it may not be possible for Officer to undertake a site visit. Please submit up to date photographs of all external areas affected by the proposed works.

I would like to share my property details in response:

SEMI DETACHED PROPERTY DETAIL

7 Cecil Street is a semi-detached house. It is adjoining to 5 Cecil Street. The planning drawings I submitted on the portal were drawings of the side elevation, the the front elevation and the back elevation of my property, as well as a plan drawing, and an isometric view of both the existing and the proposed elevations. I also submitted OS site plans showing the semi detached property (Please see enclosed drawings).

There is a party wall between 7 Cecil Street and 5 Cecil Street. I did not included the side elevation to 5 Cecil Street or cross section on the party wall of the adjoining property, (which mirrors my property). There are no proposed material changes to the adjoining property.

My designer has informed me that it is a 12 inch / 300mm cavity wall construction on the party wall. All external dormer walls will be structural timber walls, supported on beams positioned on new timber or RSJ beams. It is proposed not to disturb any party walls. Following a successful planning application, building regulations and structural calculations will be submitted for this detail, to the council.

ADDITIONAL SUPPORTING DOCUMENTS INCLUDED

As requested, I have taken photographs of the rear elevation and the south facing gable elevation, as these are the only external areas of 7 Cecil Street that will have any material changes. I have also included the North facing gable elevation drawing, for an alternative perspective.

I hope this fully answers your queries.

Yours faithfully

Chanje Kunda