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Planning
Chief Executive's Department
PO Box 532
Town Hall
Manchester
M60 2LA

16 July 2013

Dear Sir/Madam

Proposed Extension 43 Leighbrook Road, Fallowfield, Manchester M14 6BG

I enclose an application for a single storey side extension to the above property.

The property is a lawful 6 bedroom HMO which has a relatively small kitchen, which will be extended to provide a better layout. The proposal will not infringe Core Strategy Policy H11, as it will not result in any increase in the occupation of the property, which will remain as a 6 bed HMO within the C4 class. Any increase in the number of occupants would in any event take the property outside the C4 use class which would probably therefore require a separate planning permission, as this application does not entail a change of use. If there is any doubt, the Council could attach an informative to the decision to this effect.

The proposal addresses the visual concerns raised by a previous two-storey extension, which was refused on 26 November 2006. There are several single-storey side extensions on corner properties in the vicinity of the property which provide precedent for this type of extension. The extension has been designed to remain subservient to the main building and retain reasonable spacing to the footway, allowing retention of the hedge. Adequate parking and outside space remain within the cartilage.

The proposals have therefore been designed to accord with the Council's policies and I would request your early consideration of the application. Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Stephen Lamb DipTP MRTPI