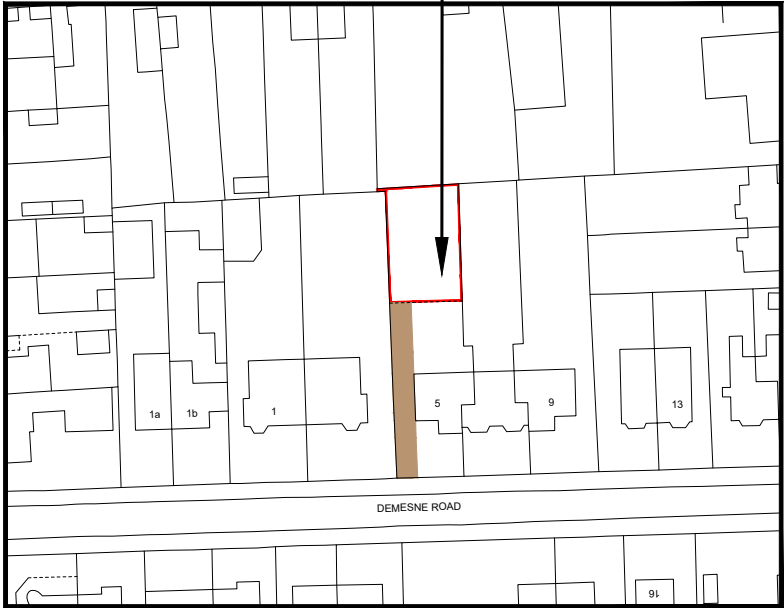
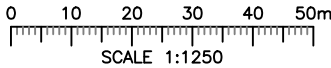


N.G.R	E: 383106 N: 394709	
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025

SITE LOCATION



DETAILED SITE LOCATION
(Scale 1:1250)



SITE PHOTOGRAPH

TITLE
BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9993

PLANNING
Designer

Drawing Number:
P/N00079

Drawing Title:
Site Location / Site Photograph

SCALE: 1:1250 **DATE:** 22.08.2025

A3



N.G.R	E: 383106 N: 394709	
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025

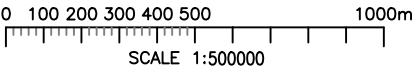
THE DISTANCE FROM NUMBER 5 BOUNDARY TO NUMBER 27 IS APPROXIMATELY 20 METERS.

LOCATION OF THE CAR PARK FOR PROPERTY NUMBER 27

ACCESS TO CAR PARK OF NUMBER 5 — 3 METERS WIDE

TITLE
BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

DESIGN & ACCESS STATEMENT PLAN
(1:500000)



421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

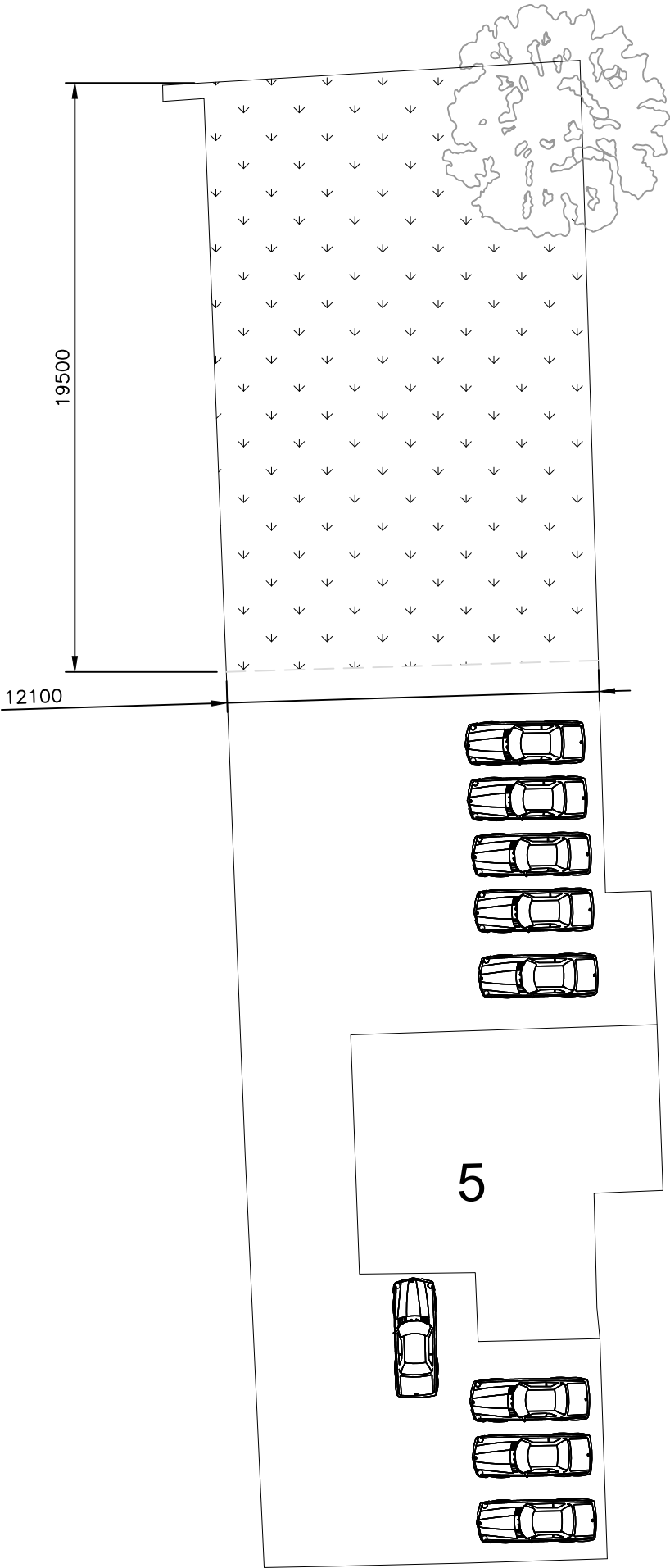
PLANNING Designer

Drawing Number:
P/N00079

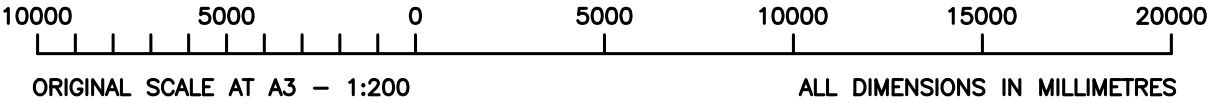
Drawing Title:
SITE PLAN
SCALE: 1:500000
DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025



EXISTING SITE PLAN
(1:200)



TITLE
BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

PLANNING
Designer

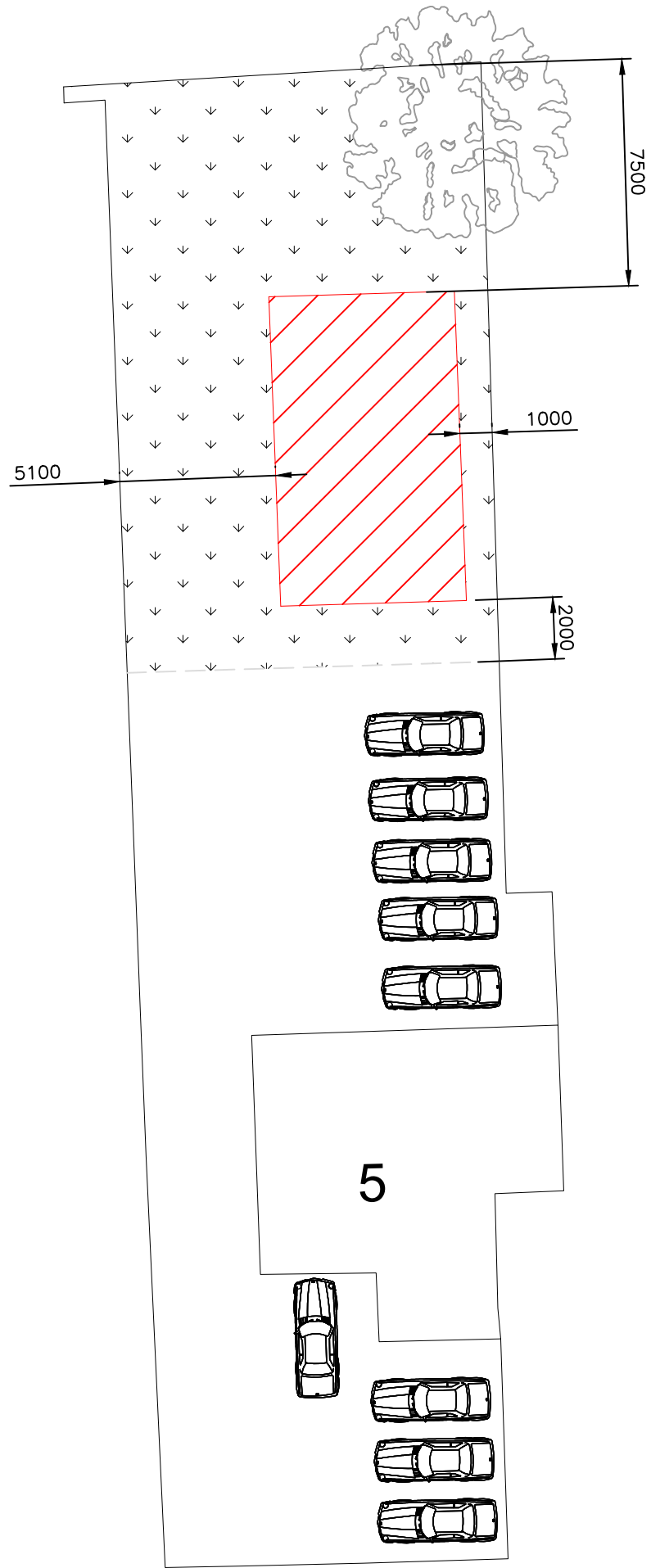
Drawing Number:
P/N00079

Drawing Title:
SITE PLAN
SCALE: 1:200

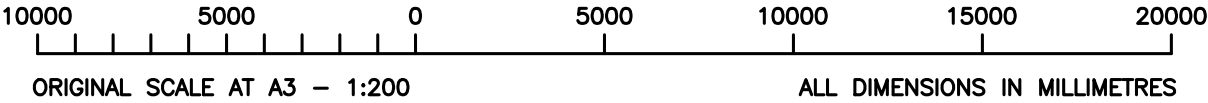
DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025



PROPOSED SITE PLAN
(1:200)



TITLE
BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

PLANNING Designer

Drawing Number:
P/N00079

Drawing Title:
SITE PLAN
SCALE: 1:200

DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025

TOP LEVEL +4.3m AGL



GROUND FLOOR +0.15m AGL



G.L.

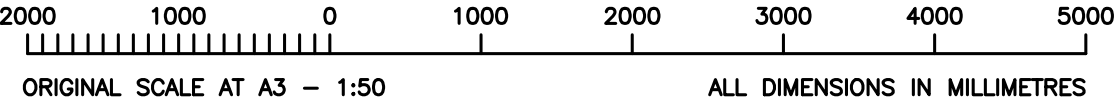


G.L.



PROPOSED FRONT ELEVATION

FRONT ELEVATION PLAN
(1:50)



TITLE
BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

PLANNING
Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

DATE: 22.08.2025

A3

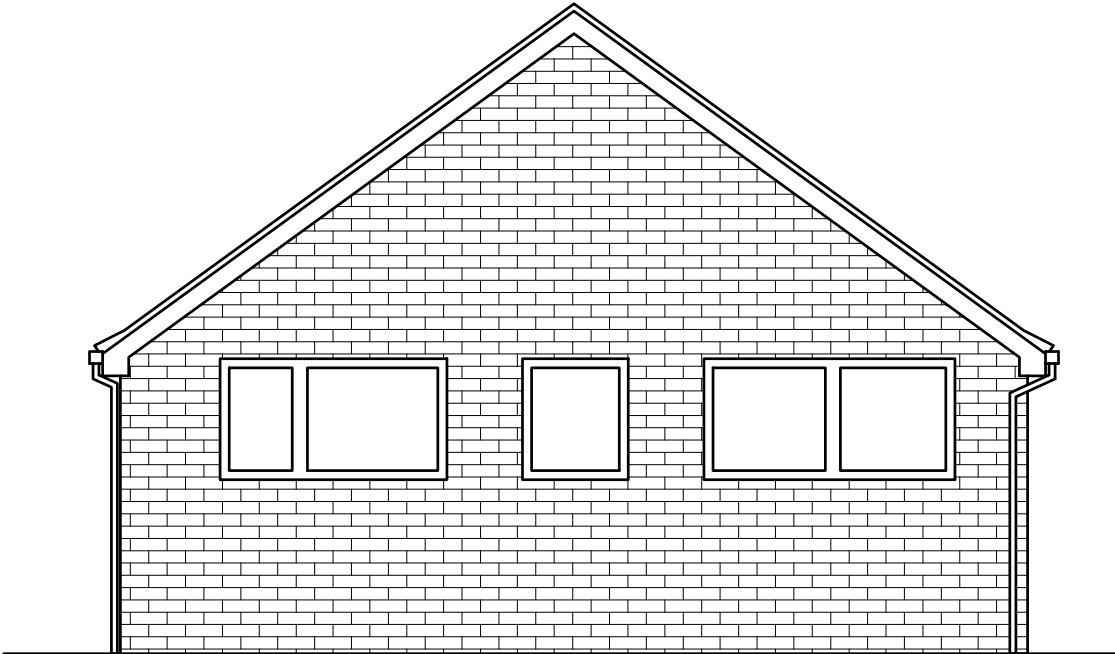
N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025

TOP LEVEL +4.3m AGL

GROUND FLOOR +0.15m AGL

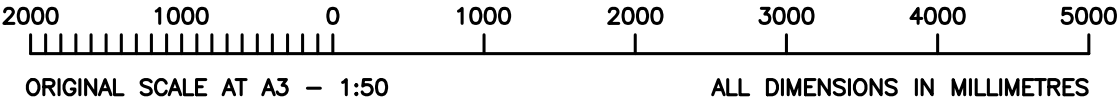
G.L.

G.L.



PROPOSED REAR ELEVATION

REAR ELEVATION PLAN
(1:50)



TITLE
BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

PLANNING
Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025

TOP LEVEL +4.3m AGL



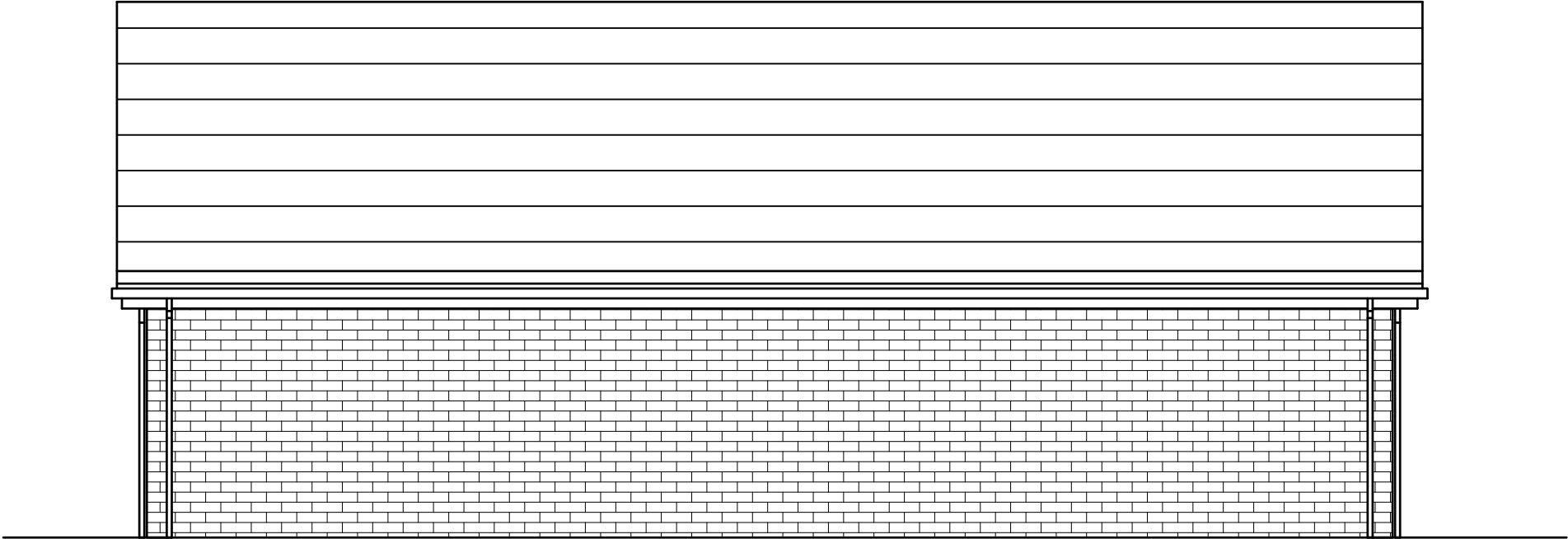
GROUND FLOOR +0.15m AGL



G.L.

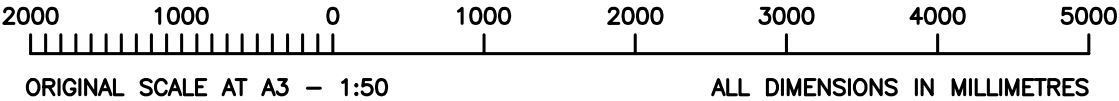


G.L.



PROPOSED SIDE ELEVATION

SIDE ELEVATION PLAN
(1:50)



TITLE
BUNGALOW
AT
Land to the rear of
5 Demesne Road
Whalley Range, M16 8HG
FOR
Mr. FARHAD GHADIMI

421 Bury New Road
M7 4ED
TELL: 0161 766 8754
073 7777 9983

PLANNING
Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

DATE: 22.08.2025

A3

N.G.R	E: 383106	N: 394709
POST CODE		M16 8HG
REV	MODIFICATION	BY CH DATE
-	-	- - 22.08.2025

TOP LEVEL +4.3m AGL



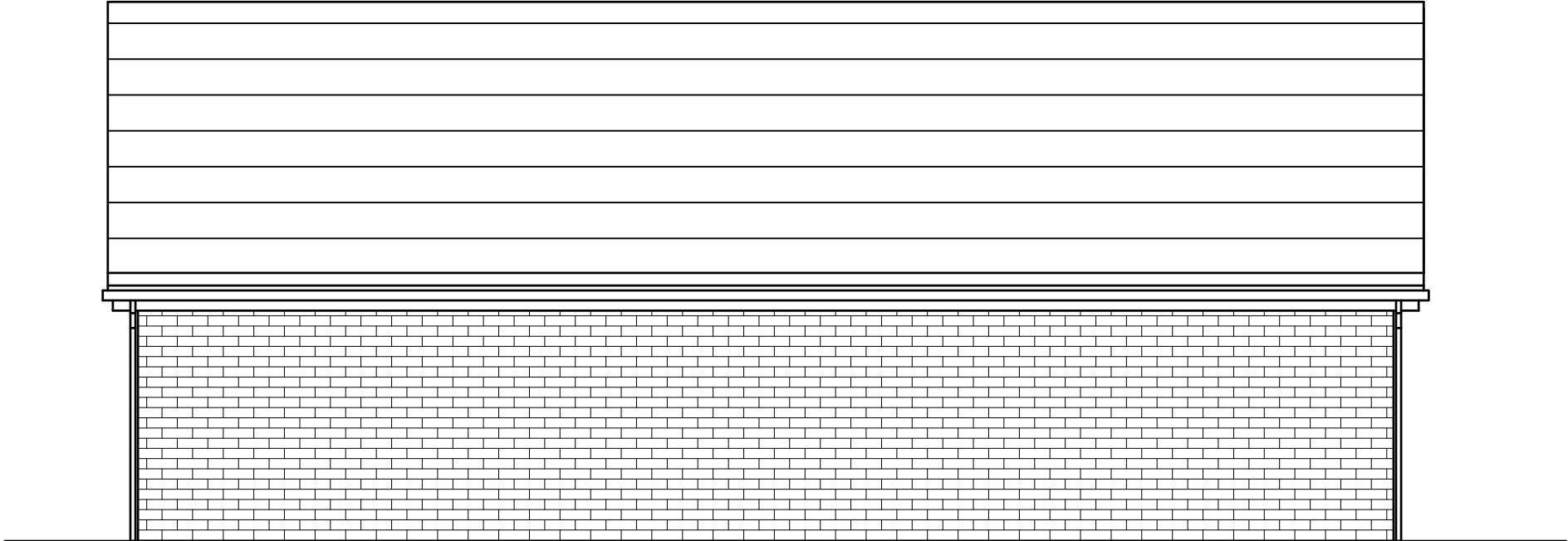
GROUND FLOOR +0.15m AGL



G.L.

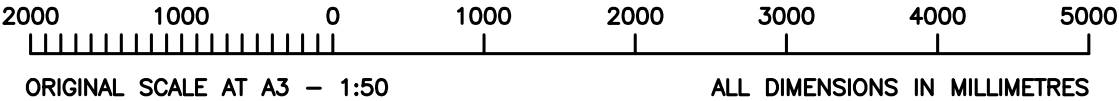


G.L.



PROPOSED SIDE ELEVATION

SIDE ELEVATION PLAN
(1:50)



TITLE
BUNGALOW
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Whalley Range, M16 8HG
FOR
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TELL: 0161 766 8754
073 7777 9983

PLANNING
Designer

Drawing Number:
P/N00079

Drawing Title:
ELEVATION PLAN
SCALE: 1:50

DATE: 22.08.2025

A3

Planning Support Statement

Application for the Construction of a Bungalow

Location: Land to the Rear of 5 Demesne Road, Whalley Range

Dear Sir / Madam,

I am writing to kindly seek your support and consideration regarding my planning application for the construction of a bungalow within the rear garden of 5 Demesne Road, Whalley Range.

As shown in the attached plans, the proposed development site is located behind the existing property at No. 5. At the rear boundary, the site directly adjoins the property at 27 Stanly Road, where there is an existing car park. The distance from the rear garden of No. 5 to the boundary wall of 27 Stanly Road is approximately 20 meters, providing adequate separation between the properties.

Furthermore, there is an existing 3-metre-wide access way leading directly to the rear garden of No. 5, which enables convenient and safe entry to the proposed development site without impacting the frontage of the main building.

Considering the available separation distances, the existing access provision, and the neighboring land use, I respectfully request the Council's favorable consideration of this application.

Thank you for your time and assistance. Your support in reviewing this proposal is highly appreciated.