

14 Alan Road
Withington

Re: Proposed Decking Installation at 14 Alan Road, Withington

I am writing to formally submit a proposal for the installation of raised timber decking at the rear of my property at the above address.

The proposed decking will provide a functional and attractive outdoor recreational space, directly accessible from the existing bifold doors at the rear of the property. These doors are positioned 1.15 metres above ground level, and the decking will be constructed flush with this threshold to ensure level access. The stairs from the decking will provide safe access to the garden below.

The dimensions of the decking will be approximately 2.16 metres by 2.8 metres. A staircase will be located at the southwestern corner, measuring 1 metre in width, with treads of 300mm and risers of 200mm.

The raised design will also allow for practical storage space beneath the decking, accessible via two doors. This area will also provide access to any necessary services or maintenance points.

The decking will be constructed from timber suitable for outdoor use. A safety railing, 950mm in height, will be installed around the perimeter, incorporating metal wire balustrades to maintain a modern and unobtrusive appearance.

The installation will not result in any overlooking of neighbouring properties. To the east and south, the decking is flush with the rear of the house. To the rear, the garden is long and well-screened by mature trees. On both the north and south sides, existing trees and adjacent buildings—none of which contain primary windows or doors facing the property—ensure privacy is preserved.



Similar decking installations have been approved in the local area. For reference, please see planning applications **141777/FH/2024** and **141968/FH/2025**.

Please do not hesitate to contact me should you require any further information or clarification.