France Property Group Ltd
29 Clarence Road
Hale
WA15 8SE

15th September 2025

Environment & Development
Manchester City Council
P.O. Box 463
Town Hall
Manchester
M60 3NY

f.a.o. Planning Department

Re: Planning Application – Conversion of Existing Garage to Form a Stand-Alone Two-Bedroom Bungalow Dwelling at 659 Altrincham Road, Baguley, Manchester, M23 9AA

Dear Sir/Madam,

Please find enclosed our planning application for the above address.

The proposal seeks permission to convert the existing 40ft detached garage into a self-contained single-storey residential bungalow. As part of the scheme, the front building line would be brought forward by approximately 6ft to create an improved internal living space.

The development will provide a well-proportioned two-bedroom bungalow comprising bedrooms, living/dining area, kitchen, and bathroom. The proposal will make a positive contribution to local housing supply, whilst retaining a generous garden and sufficient off-street parking for up to three vehicles.

We are aware that the Council has previously raised the issue of the garage's current use and its status in relation to Council Tax. This application therefore seeks to regularise and formalise the building's use as a permanent two-bedroom dwelling.

We believe the proposal represents an appropriate and sustainable reuse of an existing building, enhancing the character of the site and providing much-needed housing.

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

Yours faithfully,

France Property Group Ltd