

Cover Letter – Retrospective Planning Application

To: Planning Services, Manchester City Council

From: Lamees Jabbar

Address: 11 Aspen Road

Date: 1st September 2025

Subject: Retrospective Householder Application – Garden Office Cabin

Dear Sir/Madam,

I am submitting a retrospective householder planning application for the retention of a modest timber garden office cabin within the rear garden of my property at 11 Aspen Road, Manchester, M9 7GT.

The cabin has been carefully designed to sit discreetly within its surroundings:

Constructed in timber cladding painted black, it visually integrates with the existing boundary fencing.

A low-pitched corrugated black bitumen roof ensures durability and a recessive appearance.

The cabin is used exclusively as a home office, ancillary to the main dwelling, and contains no residential accommodation.

The structure sits on a slightly raised base, which was a necessary measure to provide drainage and to protect the timber from damp. This has resulted in an overall ridge height of 2.6m, marginally above the 2.5m permitted development limit.

I also wish to highlight the positive contributions this proposal makes:

I have undertaken additional maintenance and clearance of adjoining unmanaged land, at my own expense, improving the safety, tidiness, and visual quality of the immediate environment in a way that no neighbouring property owners are required to do.

The cabin provides a dedicated workspace in line with wider national policy support for flexible home working, reducing the need for travel and supporting sustainable living.

Neighbouring amenity is preserved, with no impact on privacy, daylight, or outlook.

In this context, the development is modest, proportionate, and beneficial both to my household and to the wider setting. I therefore respectfully request that the Council grants planning permission for the retention of the cabin.

Yours faithfully,
Lamees Jabbar

