



Urban Future Planning Consultancy Ltd
14 King Street
Leeds
LS1 2HL

9th July 2025

Dear Sir / Madam

8 James Leach Vc Road Manchester M40 7PW

Please find enclosed documents to accompany a householder planning application by Mr Vikram Goyal, for a rear dormer at the above development site.

This application follows a recent application (LPA ref no. 141077/FH/2024) and subsequent appeal dismissal (Appeal Ref: APP/B4215/D/25/3359619) relating to the erection of a dormer to the rear roof slope and insertion of skylight windows to the front roof slope and a double/single storey rear extension.

This application however relates solely to the dormer element only and comprises a notably revised scheme which seeks to address the Inspector's findings and that of the Council's previous concerns.

The property is not listed nor is it sited within a Conservation Area.

The application property is a two-storey end of terrace dwelling situated within a primarily residential area comprising a mix of 2 and 3 storey buildings with semi-detached and terraced dwellings being the predominant form of housing.

The application property is located in the Miles Platting ward and is constructed in two colourations of red brickwork, a deeper red to the front projecting gable feature and muted paler red to the remainder of the dwelling.

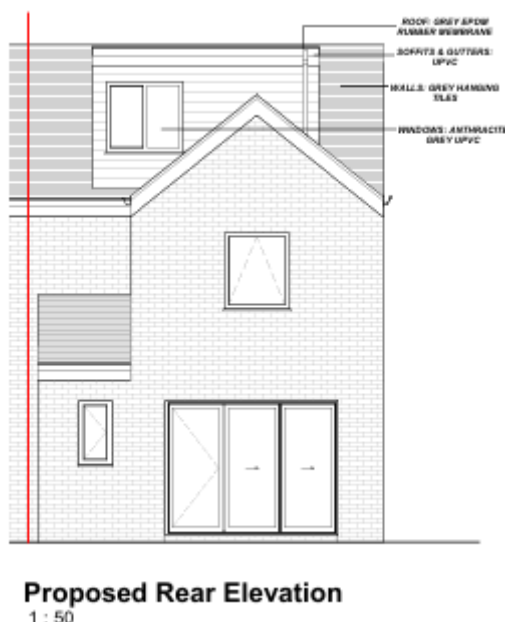
The property accommodates a grey roof and anthracite grey windows with decorative lintels and cills (front windows only). The property features a driveway to the front which has been extended in width and enclosed garden to the rear, bound by closed

boarded timber fencing. Private pedestrian access to the adjoining terrace no.6 is provided around the applicant's rear garden via an alleyway.

There are some variations in design of the dwellings, including 2 storey projecting front gable features.

During the Appeal assessment for Appeal Ref: APP/B4215/D/25/3359619, the Inspector acknowledged that the dormer is set back from the ridge, eaves and side edges of the roof and the external surfaces are hanging tiles which match the original roof, all positive aspects.

However, the Inspector also concluded that the dormer was in fact too large and resulted in overly dominant addition to the rear roofscape.



Revised scheme plan extract

In response, the Applicant has since revisited the dormer element. The revised plans show that in terms of its scale, the proposal has been notably reduced and the rear dormer would no longer occupy the entirety of the roof of the original dwellinghouse (as constructed) and instead would appear as a much more subordinate addition to the rear roofscape as shown above.

The revised scheme results in a far less visually obtrusive feature within the street scene as it comprises a modest and subservient addition to the rear roofscape, sensitively designed so that it is set in from the sides of the roof form.

The fenestration is consistent with that featured on the rear elevation of the host property. The dormer is uniformly consistent with the width of the dwelling and clearly

set down from the ridge height of the dwelling, ensuring that it is in proportion to the host property and that it appears subordinate to the roofscape.

The design of the dormer is considered to be a cohesive addition to the rear elevation of the dwelling with matching, high quality materials and so as a result, it is considered that the revised proposed development is compliant with policy SP1, DM1 and EN1 of the Core Strategy and DC1 of the saved UDP.

The Council will be aware of the previous planning history and the enforcement notice associated with the application property. The Applicant is willing to cooperate with the LPA, and it is hoped the Council is able to adopt a pragmatic approach given the steps taken to overcome the Inspector's findings.

I trust this letter clarifies our position on the merits and acceptability of the revised scheme, however, should you require additional information, please do not hesitate to contact myself on the means below.

Yours faithfully



Ms Nazia Shah MRTPI
Director



RTPI

Chartered Town Planners