
EOHMA LIMITED

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Manchester City Council - P O Box 532

Town Hall

Manchester

M60 2LA

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For the attention of the Manchester City Council Planning Department

Dear Sir/Madam,

RE: PP-13945362

72 Bloomesbury Avenue, Didsbury, Manchester, M20 2BN

Please find enclosed a *Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area* for proposed development at the above address. The application seeks permission for a series of carefully considered enhancements to a contemporary dwelling located within the St James Conservation Area, adjacent to several Grade II listed buildings including 801- 809 and 813A Wilmslow Road.

The proposed development includes the erection of modest first-floor side extensions within the existing footprint, a loft conversion with a new front-facing gable and conservation-style rooflights, internal reconfiguration to improve circulation and living accommodation, and the construction of a single-storey garden outbuilding for ancillary use as a home office and gym. The application also includes upgraded landscaping and boundary treatments to enhance amenity and garden usability.

This application follows the refusal of a previous scheme under planning reference 137729/FH/2023, which was not supported due to design issues of scale, massing, size of development and the proposal at that time was deemed to be incongruent with the character of the conservation area.

In response to that decision, the proposals have been significantly revised and informed by subsequent pre-application discussions with the Council. The current design presents a simplified and more restrained approach that directly addresses the concerns raised. The revised proposals seek to preserve and enhance the appearance of the conservation area while providing much-needed improvements to the home for long-term family use. It is considered that the revised scheme offers a balanced, respectful and policy-compliant approach to enhancing the property, and we therefore respectfully request that planning permission be granted.

Yours faithfully
Curtis Martyn
Architect