

PLANNING STATEMENT

10 Abberton Road, Didsbury, Manchester, M20 1HJ

Ref : 2024.22.PS



This planning statement is submitted in support of the householder application for 10 Abberton Road, Didsbury. The local area consists of a mix of residential properties of various size, age and character, including single dwellings and HMOs.

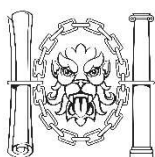
The application is for a single storey extension to the rear of the existing dwellinghouse, which will replace an existing kitchen extension.

The extension will be built using facing brickwork to the walls, which will match the existing dwelling, and a glazed aluminium framed roof. The applicant intends to insulate elsewhere within the property to compensate for heat loss from the glazed roof.

The development will extend four metres from the rear of the original dwelling. Whilst the applicant acknowledges that this is marginally larger than the Council's guidance, permission has recently lapsed on a similar extension on the application property. In 2018 an extension of the same depth and footprint, reference 119760/FH/2018, was approved and we do not see any reason why this application should not also be looked on favourably.

It is believed that the proposed development would be compatible with the surrounding area in terms of design and character and would have no significant impact on the application property or the amenity of neighbouring dwellings.

We would therefore respectfully request that the Local Planning Authority approves this application, subject to any necessary and appropriate planning conditions.



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