Paul Butler Associates
Planning, Development & Heritage Consultants

01 April 2025

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Mathew Kilsby and Rob Griffin

Our Ref: 24.2055

Dear Mrs Roscoe,

227 Mauldeth Road, Manchester M19 1AB
Part Retrospective Application for a rear dormer extension including hip to gable extension, two storey rear extension, first floor side extension and front porch.

Introduction

On behalf of our client, Mr N. Shazad, please find enclosed a householder application for planning permission relating to 227 Mauldeth Road. The description of development is 'Part retrospective application for a rear dormer extension including hip to gable extension, two storey rear extension, first floor side extension and front porch.'

This application seeks to regularise unauthorised works that have been carried out to the property, namely the erection of a part two, part three-storey rear extension, part two storey side and first-floor side extension including hip to gable roof extension. The applicant has engaged in pre-application discussion with officers to agree revised proposals that overcome officers' concerns in relation to the scale of the three-storey rear projection. It has been confirmed in an email from Mathew Kilsby that concerns have been overcome and the revised proposals are likely to be supported.

Planning Appraisal

Pre-application discussions with MCC officers have confirmed that the key issues with the unauthorised development are its visual prominence and impact on the adjoining neighbour at 229 Mauldeth Road. In order to resolve these issues, it was agreed that the following changes were required:

- Reduction in the size of the dormer so that this sits within the original roofspace.
- Reinstatement of the original ridge height.
- Setting in the first floor projection from the shared boundary with 229 Mauldeth Road by 1.35m. This exceeds the set in from the shared boundary that was approved under application 114611/FH/2016, thereby confirming this is an appropriate relationship.
- The roof of the two storey rear extension is amended from a flat roof to a hipped roof.

The submitted drawings reflect the above amendments and once implemented will ensure that the development will not have any unacceptable impact upon the residential amenity of neighbouring occupiers by way of overbearing impact or overshadowing. The reduction in the size of the dormer ensures that the form and massing of the roof is commensurate with typical rear dormer extensions and largely similar to that permissible under permitted development, meaning the extension is not overly prominent. The hipped roof design of the two-storey element is in keeping with the style of the extension at 231 Mauldeth Road.

Overall, it is considered that the proposed development is acceptable in terms of principle, design and amenity. The proposals are consistent with policies SP1 and DM1 of the Manchester Core Strategy (2024), 'saved' policies DC 1.1 – 1.6 of the Manchester UDP (1995), and the relevant provisions of the NPPF (2024).

Schedule of Information

In addition to this covering letter, the following information has been submitted as part of the application:

- Application Forms and Ownership Certificates
- Drawings prepared by Cannon Clarke Architects:
    - Existing Drawings 'As Record General Arrangements' drawing 0200 rev A
    - Proposed Drawings 'Proposed General Arrangements' drawing 0300 rev E

The planning application fee (£528.00) has been paid by my client at the time of submission.

The applicant is eager to resolve the enforcement issue and carry out the proposed amendments to the property (subject to approval) as soon as possible. We therefore look forward to working with officers to receive a positive determination.

We trust that this information is sufficient to enable the positive determination of this application. Should you require any further information, please do not hesitate to get in touch.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner