



9 March 2025

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Dear Sir / Madam

73A Palatine Road, Manchester M20 3LJ

Claxton Planning & Development Ltd (CPD) is instructed by its client, Mr Muhammad Arshad Ali (the 'applicant'), to submit a retrospective planning application to convert and enlarge an existing outbuilding at 73A Palatine Road in Withington to a 1no. bed 2 person detached dwellinghouse (Use Class C3).

The full application has been submitted electronically via the Planning Portal (Portal reference: PP-13720067).

The following documents have been submitted in support of this application:

- Application form and ownership certificate.
- Planning Statement.
- Design and Access Statement.
- Crime Impact Statement and Addendum
- Site Location Plan ref: 24-1281(01)001 PL0.
- Existing Site Plan ref: 24-1281(02)001 PL0.
- Existing Elevations and Floor Plan ref: 24-1281(04)001 PL0.
- Proposed Site Layout Plan ref: 24-1281(03)001 PL2.
- Proposed Elevations and Floor Plan ref: 24-1281(05)001 PL1.
- Waste Management Plan and accompanying Waste Proforma.

A payment has been made to the planning portal in the amount of £578, being the requisite statutory application fee in this instance.

Background

A planning application (LPA reference: 140886/FO/2024) to convert an existing outbuilding to a two bed three person dwelling at 73 Palatine Road was refused by Manchester City Council (MCC) on 12 November 2024.

MCCs reason for refusal sets out that the proposals 'fail to provide adequate levels of gross internal amenity space afforded for two-bed three persons dwelling (as recommended in Manchester's Emerging Space Standards), which in turn considered in conjunction with the poor outlook of habitable room windows provided, lack of external amenity space proposed and insufficient natural surveillance of the property due to its backland setting, would give rise to a poor and unsafe standard of living accommodation for future occupiers and inadequate residential accommodation contrary to

saved policy DC6 of the Unitary Development Plan, policies DM1, SP1, H1, H6 and EN1 of the Manchester Core Strategy, guidance within the Manchester Residential Quality Guidance and Section 12 of the National Planning Policy Framework’.

The previous reasons for refusal (LPA reference: 140886/FO/2024) have been considered and the scheme subsequently updated to address the issues raised, specifically:

- The **internal layout** has been rearranged to accommodate a 1no. bed 2-person dwelling (previously a 2no. 3-person dwelling) in accordance with the space standards defined in the Manchester Residential Quality Guidance March 2017.
- The existing grey plastic cladding on the front elevation, deemed poor quality, is proposed to be replaced with **facing brickwork (brick-slip)** on all elevations, to better reflect the character and appearance of buildings in the vicinity.
- An **additional window** is inserted to the rear of the property to allow adequate sunlight and daylight to the kitchen/living room area.
- Provision of **amenity space / landscaping** at the front of the property, separating the development from the adjoining car parking area associated with no. 73 Palatine Road and significantly improving outlook for future occupiers.

The documents and accompanying plans submitted with this application provide further detail on the design and layout amendments proposed and their compliance with the Development Plan and National Planning Policy Framework (NPPF, 2024).

I trust that you find the above to be in order and sufficient to enable the validation of this planning application. Should you require any additional information or clarification please do not hesitate to contact me.

Yours Sincerely



Matt Claxton MRTPI

Director, Claxton Planning & Development Ltd

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