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Planning Department
Manchester City Council
P O Box 532
Manchester M60 2LA

Monday 24th March 2025

To whom it may concern

Support for Planning Application – 15 Craigmore Avenue, Manchester, M20 2YQ

Dear Sir/Madam,

I am writing in support of the planning application for the proposed development at **15 Craigmore Avenue, Manchester, M20 2YQ.** The application seeks permission to construct a 1-bedroom dwellinghouse by utilising the already approved extension footprint, maintaining the same massing, materials, and external design as the previously permitted scheme (**Planning Ref: 135321/FH/2022**). This new application, however, offers a crucial adaptation—rather than extending the existing dwelling, it creates a stand-alone one-bedroom home, which will contribute positively to local housing supply.

The site currently comprises a single dwellinghouse, which forms part of a semi-detached pair with number 13 Craigmore Avenue. The adjacent garden space to the side of number 15 is the proposed site for development. The new home will be accessed from Micklehurst Avenue and will include its own front and rear garden as well as a dedicated bin store. Internally, the dwelling will provide functional and well-designed living space, including a lounge, kitchen, study, and bathroom on the ground floor, with a bedroom and additional bathroom on the first floor.

The need for housing—both nationally and locally—has been well-documented. The UK is currently experiencing a significant housing shortage, and the demand for smaller, more affordable homes continues to rise. For first-time buyers, accessing the property market remains an increasing challenge due to high house prices and limited availability of entry-level homes. The proposed 1-bedroom dwellinghouse offers a practical and viable solution, providing an affordable home-ownership opportunity for young professionals, single occupants, or down-sizers seeking to remain within the community without the financial burden of larger properties.

Furthermore, the proposed development aligns with sustainable urban growth objectives by utilising an existing residential plot efficiently without altering the overall streetscape. It provides much-needed housing while respecting the character of the area, maintaining harmony with its surroundings, and adhering to previously approved design principles. The inclusion of private outdoor space further enhances the liveability of the property, making it an attractive option for prospective homeowners.

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Given the evident demand for 1-bedroom homes and the benefits this development offers to the local housing market, I strongly urge the planning department to support and approve this application. This proposal is a thoughtful and well-integrated approach to addressing housing needs in Manchester while ensuring that the development remains in keeping with the existing architectural context.

Thank you for your time and consideration of this application. I trust that the planning department will recognise the significant benefits of this proposal and offer its full support.

If you have any concerns or comments please do not hesitate to contact me on the details below.

Yours sincerely,



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