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Planning Department
Town Hall Extension
Manchester M60 2LA

19th September 2024

Dear Sir/Madam,

Retention and completion of dormer over rear facing roof slope, after part demolition of existing dormer extension - 6 Royle Street, Manchester M14 6RN

I attach an application to retain part of the completed dormer extension which is the subject of enforcement action at the above property (ref: ENF/15574/23).

The application is made in the light of the Council's statement of case relating to the appeal on ground (f) against the enforcement notice and the reason for refusal of the previous application (139100/FH/2024) for this development. The plans have been redrawn to address the only reason for refusal of the previous application.

This application proposes a dormer extension which is restricted to the rear facing roof slope of the property and which is in full compliance with the limitations and conditions of Class B (additions etc. to the roof of a dwellinghouse) of Schedule 2 Part 1 of the The Town and Country Planning (General Permitted Development) (England) Order 2015. As such the proposal if built anew as a single operation would constitute permitted development.

The enforcement notice requires the complete demolition of the unauthorised dormer extension. This is an excessive requirement, which will only extend the construction period, cause a waste of materials and unnecessary expense.

Panning enforcement requires expediency and should not be taken punitively. There is no planning purpose served by requiring the demolition of the parts of the current structure which can be retained and incorporated into the proposed dormer.

If you have any questions or further information, please do not hesitate to contact me.

Yours sincerely

Stephen Lamb DipTP MRTPI