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Planning Department
Town Hall Extension
Manchester M60 2LA

29th August 2024

Dear Sir/Madam,

Part retention of single storey rear extension to 2 Wellington Road and

Proposed single storey rear extension, 4 Wellington Road, Manchester M14 6EQ

This letter explains the background and justification for two concurrent applications for extensions to 2 and 4 Wellington Road, which are within the same ownership.

The application for no. 2 Wellington Road needs to be considered in the light of the enforcement appeal decision (attached) requiring the removal of the 5m deep single storey extension.

The Inspector dismissed the Council's concerns relating to the effect of the 5m extension on the character and appearance of the area, but dismissed the appeal due to the effect on the outlook from the rear bow window of no.4. in the absence of a permission to extend that property.

The proposal is to extend both properties by 3m along the rear wall, by part retention of the existing extension to no.2 and a new extension to no.4 which includes the demolition of the single storey outrigger.

The construction of the paired extensions will provide mutual benefit to both properties of improved internal living accommodation, which avoids any impact on the outlook from no.4.

The construction of the proposed extensions will have no adverse effect on any neighbouring property and will retain sufficient private outdoor space for each property.

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

Yours sincerely

Stephen Lamb DipTP MRTPI