

Planning Statement For:
23 Mauldeth Road West
Manchester
M20 3EQ

Proposal: L shaped dormer extension to rear roof slopes.

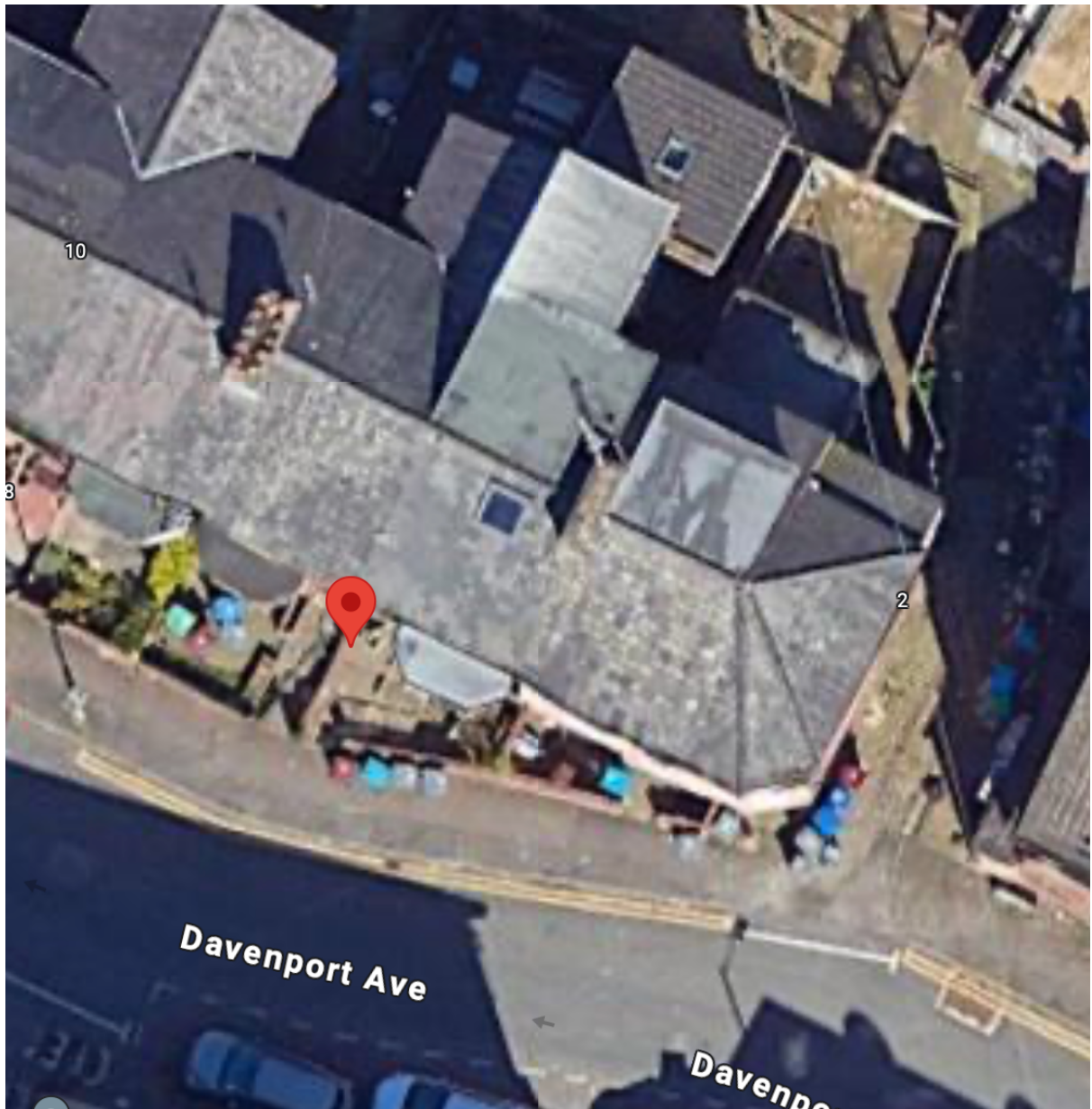
Following the refusal of a certification of lawfulness for the proposal we wish to apply for retrospective planning permission for the proposal.

In very close vicinity to Mauldeth Road West there are at least 5 L shaped dormers. We have observed them at:

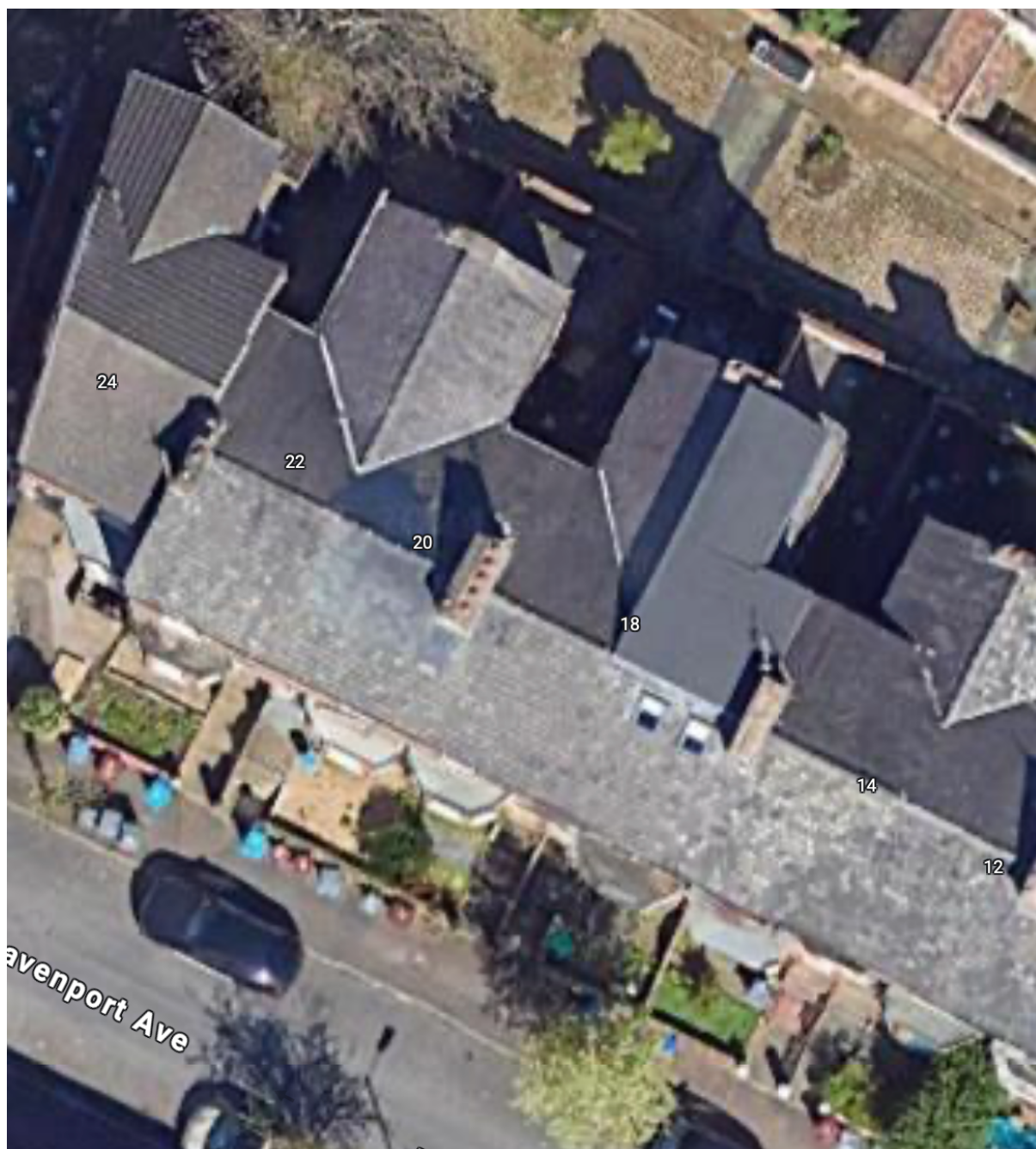
16 Rippingham Road



6 Davenport Avenue



16 Davenport Avenue



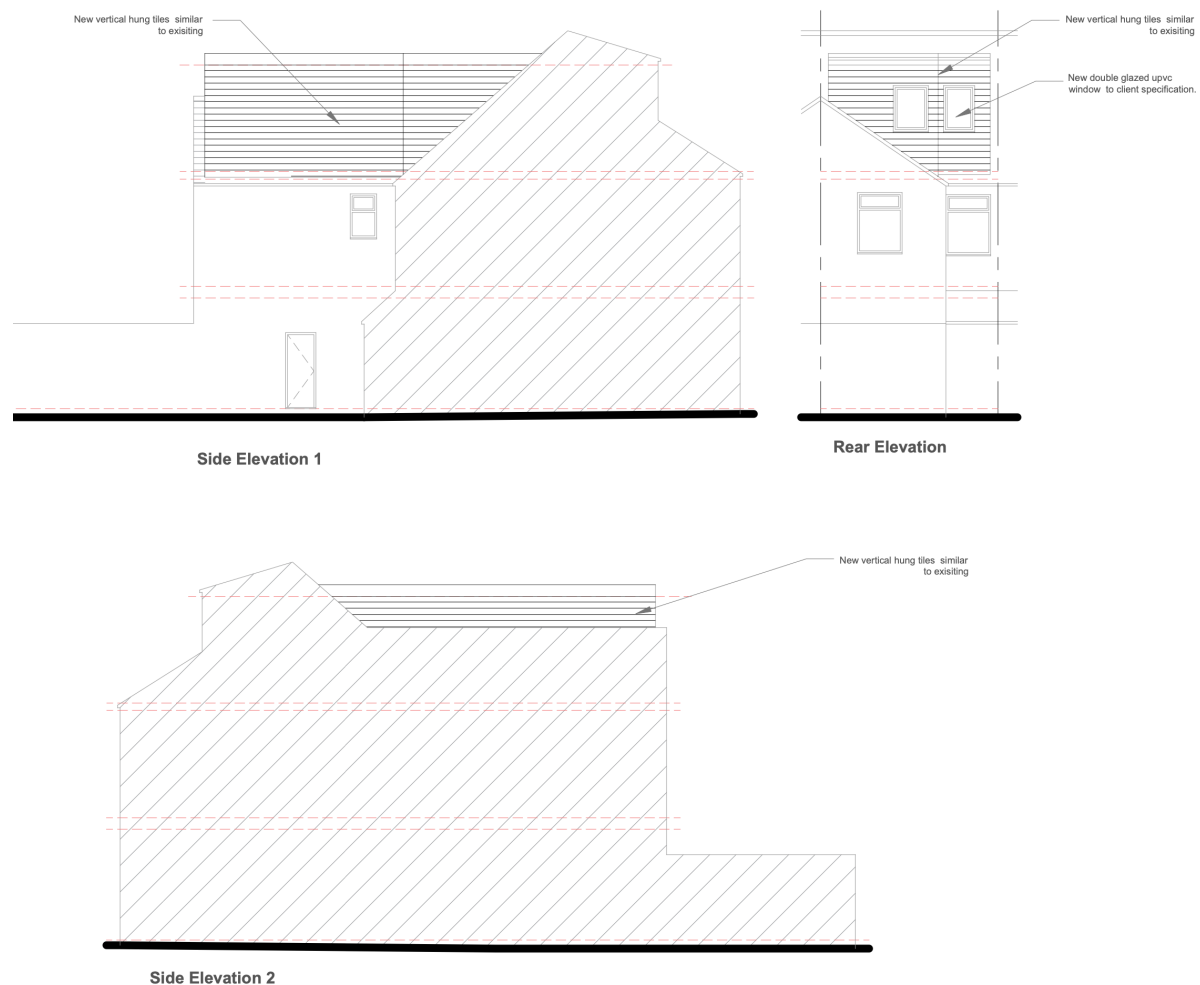
79 & 81 Davenport Avenue



The above examples show that the dormer is in keeping with other L shaped dormers in the close vicinity.

We have also found an L shaped dormer recently gaining planning permission:

138932/FO/2024 Flat above 309 Great Western Street Manchester



The example above shows that the council have passed an L shaped dormer clad in hung tile as is the proposed dormer.

Given that the dormer is finished to a high standard and in in keeping with others in the area we respectfully ask that planning permission is granted.