

Planning Application for 26 Arden Road, Crumpsall, Manchester, M8 4FB

I am writing to submit a planning application for 26 Arden Road formally. This application encompasses a new single-storey rear extension at the first floor.

Property Overview:

26 Arden Road, Crumpsall, Manchester. It is a detached property featuring gated parking at the front and a garden to the rear. The neighbouring property to the west, number 24 Arden Road, is approximately 7.5 meters away, while the neighbour to the east, number 28 Arden Road, is 8.7 meters from the proposed extension.

Previous Modifications:

Previously, the property underwent a garage and loft conversion under application 091953/FH/2009/N1.

Existing Rear Extension:

The existing rear extension, constructed in 2015-2016, measures 4 meters wide by 3.8 meters in depth. It is constructed using masonry that matches the existing property. The rear extension features French doors leading to the garden, along with small windows on each side elevation. The extension has a traditional lean-to-roof design and was built under government-mandated permitted development rights.

Proposed Rear Extension:

The proposed extension entails a single-storey addition at the first-floor level, maintaining the same dimensions as the existing rear extension. It will be constructed using materials identical to the existing structure. The proposed extension will feature a hipped roof design, connecting to the existing property's roof.

This new extension will include a rear-facing window, providing a view of the garden and overlooking the storage of the flats at numbers 53 - 57 St. Mary's Hall Road. Importantly, due to the presence of a large tree to the northeast of the property, any overlooking into the flats at number 57 St. Mary's Hall Road will be prevented. There will be no windows on the side elevations to maintain privacy and avoid any impact on neighbouring properties.

Conclusion:

Our planning application for 26 Arden Road has been carefully considered and designed to align with relevant regulations. The proposal aims to enhance the property's functionality without compromising the privacy or amenities of neighbouring properties.

Yours sincerely,
Aaron Labaton