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Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

29th February 2024

Dear Sir/Madam,

Amendment to permission for a ground floor extension to rear, conversion of hipped roof to gable end and provision of dormer to rear elevation, at 35 Goulden Road Manchester M14 6PB

Aerial view of 35 Goulden Road prior to the approved extensions courtesy of Google Earth

I attach an application to amend the permission to extend the above property, which was granted on appeal on 2nd June 2021 (ref: APP/B4215/W/21/3268075).

The amendments include the following items:

- alterations to the internal arrangements to provide 5 bedrooms on the first and second floors instead of on the ground floor
- minor amendment to the dormer to replace the Juliet balcony and full height windows with a casement window

The alterations do not increase the occupancy of the small HMO which remains within the lawful capacity for a C4 use and do not raise any adverse planning issues.

Please therefore substitute the original plan 2020-01-01 with the attached revised plan 2020-01-01A.

Should you require any further information, please do not hesitate to contact me, otherwise I look forward to your determination at your earliest convenience.

Yours sincerely

Stephen Lamb DipTP MRTPI

Planning Consultant