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Planning Department
Town Hall Extension
Manchester M60 2LA

21st November 2023

Dear Sir/Madam,

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



I attach an application for an extension at the above property.

The property is currently in the process of being acquired by the applicant and the relevant notice has been served on the current owner. The applicant is also the owner of the adjoining property, no. 2 Wellington Road.

The application needs to be considered in the light of the appeal against the enforcement notice which has been served on the applicant requiring the removal of the single storey extension at the adjoining property at 2 Wellington Road.

This application is for a full width single storey rear extension projecting 4m from the main rear wall and includes the demolition of the existing outrigger.

The proposal along with the existing extension at no.2 provide mutual benefit to both properties of improved internal living accommodation and avoids any adverse impact on the outlook from no.4 which the Council alleges as a material consideration in its decision to serve the enforcement notice.

The construction of the proposed extension has no adverse effect on any neighbouring property and should therefore be accepted. It also removes the alleged adverse effect of the extension at no.2 on no. 4 and should therefore be a material consideration as to whether it is expedient to continue with the enforcement process.

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

Yours sincerely

Stephen Lamb DipTP MRTPI