

Background and Planning Statement

132 Brantingham Rd, Chorlton-cum-Hardy, Manchester M21 0TU

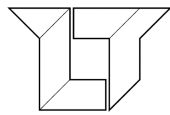
Project Description: Single storey side extension to create additional living accommodation and porch using similar external materials to existing dwelling.

Background:

The applicants commenced work on the extension upon ill-advice from the wrong sources. However, when the couple were alerted by this Agent that such a build would require planning permission, they have now halted the work. Please see photographs attached.



Current situation



Planning History:

Another application has been lodged for the same property on 21 Aug 2023

DATES AND DESCRIPTION:

Reference number: 137886/FH/2023

Description: Hip to gable roof conversion together with the installation of rear dormer

The Applicants' interest in keeping the two applications separate is in earnest to try and complete the unfinished work at the earliest.

Local Planning History:

A number of properties in the local area have achieved planning approvals successfully for similar single storey side extensions. They are listed below:

Planning Reference	Address	Date	Status
136941/FH/2023	154 Brantingham Road Manchester M21 0TS	Erection of a single storey rear and front porch extension together with the erection of a single storey rear outbuilding	Approved
122206/FH/2018	160 Brantingham Road Manchester M21 0TS	Erection of a single storey side and part single part two storey rear extension to form additional living accommodation.	Approved
133067/FH/2022	164 Brantingham Road Manchester M21 0TS	Erection single storey side and rear extension and single storey outbuilding to rear, to provide additional living accommodation.	Approved
126742/FH/2020	102 Brantingham Road Manchester M16 8NA	Erection of a single storey side and rear extension and front porch to form additional living accommodation.	Approved