

Dear Sir/Madam,

Re: Planning Application for Double Story Rear Extension and Side Extension at First Floor for 26 Huntley Road

We, are submitting a planning application on behalf of our client for a double-story rear extension and a side extension at the first floor of their property located at 25 Huntley Road, Crumpsall, Manchester, M8 4JF. The proposed development will provide much-needed additional living space for our client's family of 13 and improve the functionality of their home.

The property is a semi-detached house with a rear garden, located in a residential area characterized by similar properties. The proposed development will be constructed to the highest standards and will be in keeping with the character of the surrounding area.

The proposed development will involve the construction of a double-story rear extension and a side extension on the first floor. The rear extension will extend 2.65 meters beyond the rear wall of the original house on the ground floor and 3.85 meters on the first floor. The first-floor extension to the side will be constructed on top of the existing side extension, with a setback of 1.5m on the front elevation.

The proposed development has been carefully designed to complement the existing property and enhance the character of the area. The use of high-quality materials and finishes will ensure that the new extension blends seamlessly with the original house. The design also incorporates a number of energy-efficient features, such as high-performance glazing and insulation, to reduce our client's carbon footprint.

The proposed development complies with all relevant planning policies, including Policy DC1 of the Saved Unitary Development Plan, which relates to residential amenities.

Policy DC1: Residential Amenity – The proposed extension will not have an adverse impact on the amenity of neighbouring properties. The extension's design has been carefully considered to ensure that it does not cause any overlooking, overshadowing or loss of privacy. The extension has been designed to maintain a reasonable distance from neighbouring properties, and the use of high-performance glazing will prevent any unnecessary disturbance from noise.

Policy H9: Design of New Housing Developments – The proposed extension has been designed to complement the existing property and enhance the character of the area. The use of high-quality materials and finishes will ensure that the new extension blends seamlessly with the original house.

Policy H11: Alterations and Extensions to Residential Properties – The proposed extension has been designed to ensure that it respects the character and appearance of the surrounding area. The design of the extension has been carefully considered to ensure that it is in keeping with the existing property and does not detract from the surrounding area.

Policy S1: Sustainable Development and Policy S5: Climate Change and Low Carbon Development – The proposed extension incorporates a number of energy-efficient features, such as high-performance glazing and insulation, to reduce our client's carbon footprint. The use of these features will ensure that the proposed development is sustainable and will contribute to the wider goals of reducing carbon emissions. The proposal will also contribute to the sustainability of the area by increasing the usage of an existing dwelling.

Policy T1: Transport and Development – The proposed development has been designed to encourage the use of sustainable transport. The extension will not require any additional parking spaces, and the design incorporates a cycle store room for the family members. This will encourage the use of cycling to school for the family members.

We believe that the proposed development complies with all relevant planning policies and will provide much-needed additional living space for our client's family while enhancing the character of the surrounding area. We respectfully request that the planning authority grants planning permission for this development.

Yours faithfully,

Aaron Labaton