
Re: 143495/FH/2025 - 183 Withington Road - High-Level Window Amendments Query

From Hamaad Hassan | JAAN Architects <hamaad@jaanarchitects.co.uk>

Date Tue 09/12/2025 14:34

To Joshua Lee <Joshua.Lee@manchester.gov.uk>; Tracie Simpson <tracie.simpson@manchester.gov.uk>

Cc n45eem4@gmail.com <n45eem4@gmail.com>; Nasar Ishfaq | JAAN Architects <nasar.ishfaq@jaanarchitects.co.uk>

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Hi Joshua,

Thank you for the prompt response, and no problem at all.

Yes, of course. We agree with the extension time of until Friday 12th December 2025.

Thank you again for your assistance.

I look forward to hearing from you soon.

Kind regards,

Hamaad Hassan

Architectural Assistant, for and on behalf of

JAAN Architects Ltd



37 Sudbury Drive, Heald Green, Stockport, SK8 3BT

M: 07956 161 453 E: hamaad@jaanarchitects.co.uk W: www.jaanarchitects.co.uk

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From: Joshua Lee <Joshua.Lee@manchester.gov.uk>

Sent: 09 December 2025 14:31

To: Hamaad Hassan | JAAN Architects <hamaad@jaanarchitects.co.uk>; Tracie Simpson <tracie.simpson@manchester.gov.uk>

Cc: n45eem4@gmail.com <n45eem4@gmail.com>; Nasar Ishfaq | JAAN Architects <nasar.ishfaq@jaanarchitects.co.uk>

Subject: Re: 143495/FH/2025 - 183 Withington Road - High-Level Window Amendments Query

Hello,

Thankyou for this -

I can now move this forward for my colleague - Can we agree an Extension of time to Friday 12/12 to allow final manager review and sign off?

With thanks

Josh

Joshua Lee (he/him)

Assistant Planning Officer

Area Team

Planning, Building Control and Licensing

Growth and Development

Manchester City Council

PO Box 532

Town Hall Extension

Manchester

M60 2LA

Telephone: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

[Planning and regeneration](#) | [Manchester City Council](#)



From: Hamaad Hassan | JAAN Architects <hamaad@jaanarchitects.co.uk>

Sent: 09 December 2025 14:27

To: Joshua Lee <Joshua.Lee@manchester.gov.uk>; Tracie Simpson <tracie.simpson@manchester.gov.uk>

Cc: n45eem4@gmail.com <n45eem4@gmail.com>; Nasar Ishfaq | JAAN Architects

<nasar.ishfaq@jaanarchitects.co.uk>

Subject: Re: 143495/FH/2025 - 183 Withington Road - High-Level Window Amendments Query

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Good Afternoon Joshua,

Thank you for your detailed response and for taking the time to explain the reasoning behind the requested amendment. I appreciate the clarity, and I fully understand the concerns regarding boundary dependency and the future development potential of the neighbouring property.

I have discussed your comments with the client, and they have now reviewed and accepted the points raised. In line with your advice, we have removed the high-level side-facing windows from the proposal. Please find the updated proposed drawing attached, reflecting this amendment.

From your earlier correspondence, I understand that this was the final minor tweak required before the application can progress. With the revision now incorporated, I hope the proposal is in a position to move forward without further issue.

Thank you again for your time and guidance throughout this process - it's very much appreciated. If there is anything further you require at this stage, please do let me know.

I hope you have a great day, and I look forward to hearing from you soon.

Kind regards,

Hamaad Hassan

Architectural Assistant, for and on behalf of

JAAN Architects Ltd



37 Sudbury Drive, Heald Green, Stockport, SK8 3BT

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From: Joshua Lee <Joshua.Lee@manchester.gov.uk>

Sent: 09 December 2025 08:11

To: Hamaad Hassan | JAAN Architects <hamaad@jaanarchitects.co.uk>; Tracie Simpson <tracie.simpson@manchester.gov.uk>

Cc: n45eem4@gmail.com <n45eem4@gmail.com>; Nasar Ishfaq | JAAN Architects

<nasar.ishfaq@jaanarchitects.co.uk>

Subject: Re: 143495/FH/2025 - 183 Withington Road - High-Level Window Amendments Query

Dear Hamaad,

Thank you for your email and for confirming the proposed boundary treatment.

While I appreciate the intention to mitigate overlooking through high-level positioning and a 1.7m fence, the key concern remains that the windows are located directly on the shared boundary. This arrangement could prejudice the reasonable development potential of the adjoining property. For example, if the neighbour wished to construct a further rear extension in the future, the presence of habitable room windows on the boundary could create conflicts in terms of outlook, light, and amenity.

In line with the Manchester Core Strategy and the guidance in the NPPF, we seek to avoid situations where development unduly restricts neighbouring landowners' ability to make use of their property. For this reason, retaining windows on the boundary is generally not supported, even where they are high-level, as it introduces dependency on land outside the applicant's control.

I also note that rooflights are already proposed within these rooms, which should provide adequate natural light internally. This further reduces the justification for retaining the side-facing windows.

With thanks,

Josh

Joshua Lee (he/him)

Assistant Planning Officer

Area Team

Planning, Building Control and Licensing

Growth and Development

Manchester City Council

PO Box 532

Town Hall Extension

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M60 2LA

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From: Hamaad Hassan | JAAN Architects <hamaad@jaanarchitects.co.uk>

Sent: 08 December 2025 16:00

To: Joshua Lee <Joshua.Lee@manchester.gov.uk>; Tracie Simpson <tracie.simpson@manchester.gov.uk>

Cc: n45eem4@gmail.com <n45eem4@gmail.com>; Nasar Ishfaq | JAAN Architects <nasar.ishfaq@jaanarchitects.co.uk>

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Good Afternoon Joshua,

I hope you're keeping well.

Thank you for your recent feedback regarding the proposed high-level facing windows on the side extension. I have discussed this with the client, and he has expressed that he is very keen to retain these windows if at all possible.

He has confirmed that he intends to install a 1.7m boundary fence along the shared boundary, which would significantly limit any potential perception of overlooking. Given that the windows are positioned at a high level and are not designed to allow direct views towards the neighbouring property, we were hoping that there might be some flexibility in allowing them to remain in the proposal.

From our perspective, retaining these windows would provide much-needed natural light to the internal space without compromising privacy. With the combination of the high-level positioning and the proposed boundary treatment, we believe that the impact on the neighbouring property would be minimal and would not prejudice further development opportunities.

With this in mind, could I please ask whether there is any scope for these windows to be retained, subject to any conditions or minor adjustments you may consider appropriate? The client is keen to make full use of this design feature, and we would greatly appreciate any guidance on whether a solution may be possible.

Thank you for taking your time to consider this, and please let me know if you require any further information.

I hope you have a great day, and I look forward to hearing from you soon.

Kind regards,

Hamaad Hassan

Architectural Assistant, for and on behalf of

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