Your ref:
Our ref: SP/26ADR/HH

[redacted]

Date: 6/11/25

Planning Department
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Planning application for replacement hipped roof to side and rear extension, installation of rear dormer, installation of roof lights and replacement warm flat roof to rear extension.

26A Derby Road, Manchester, M14 6UW.

Supporting Planning Statement.

Planning permission has been refused previously on two separate occasions (refs: 143899/FH/2025 and 143369/FH/2025) for works to the roof of this property. Both applications were refused on design grounds as the proposals were not considered to respect or be subservient to the host property nor be in keeping with the street scene.

This application seeks to address the Councils previous concerns.

The design now incorporates a hipped roof design (to match the host property) with a setback frontage and subservient dropped ridge line to the existing two storey flat roof side extension. A similar hipped roof is proposed to the flat roof rear extension.

The rear dormer remains as per previous proposals and as is typical of a permitted development rear dormer extension for this type of property. The existing flat roof extension roof would be renovated with a modern warm flat roof. Matching roof tiles would be used for the proposed works to the main roof.

The design now respects the host property and immediate street scene which comprises of 4 no. hipped roof dwellings. Essentially the proposal would be of a very similar appearance to no 22 derby Range.

It is submitted that the application therefore complies with the development plan (Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SP1 and DM1 of the Manchester Core Strategy) and represents sustainable development in accordance with the National Planning Policy Framework.

If you require any further information or wish to discuss the proposal, please contact me on the above contact points.

Yours faithfully

Jim Seymour
BA(Hons) BPl MRTPI
SEYMOUR
PLANNING