18th May 2026

Planning Department
Manchester City Council

Re: Retrospective Planning Application – Conservatory Extension
48 Topfield Road, Manchester, M22 9QN

Dear Sir/Madam,

Please accept this letter in support of a retrospective planning application for the construction of a conservatory to the rear of the existing property at **48 Topfield Road, Manchester, M22 9QN**.

The proposal relates to a conservatory extension constructed to the rear of an existing single-storey rear extension. The existing extension was previously approved and extends approximately **4.0 metres in depth** from the original rear elevation of the dwelling. The newly constructed conservatory projects an additional **2.9 metres**, resulting in an overall rear projection of approximately **6.9 metres**.

The conservatory has been designed to complement and remain sympathetic to the host dwelling and approved extension in terms of appearance and materials. External materials have been selected to closely match the existing property and include:

- **Brickwork** to match the existing dwelling;
- A **tiled roof** consistent with the appearance of the house and existing extension;
- New **uPVC windows and doors**, designed to integrate with the character and finish of the property.

The scale and form of the conservatory have been carefully considered to sit appropriately within the site and maintain a coherent relationship with the existing dwelling. The development is positioned to the rear of the property and is not considered to adversely impact the character of the surrounding area.

We respectfully request that the Local Planning Authority consider this retrospective application favourably and grant planning permission for the development as constructed.

Should any further information or clarification be required in support of this application, please do not hesitate to contact us.

Yours faithfully,

Yogendra Mohottala