RICHMOND CONSULTANTS

# Planning Application at 50 Spinney Road, Manchester M23 1AB

Proposed rear single storey extension, rear dormer, roof alterations, external terrace and internal re-modelling.

This Application seeks to improve upon the previous approval with the addition of a further infill rear single storey extension which would allow for better definition of the internal layout and improved circulation.

**Previous Approvals**

136463/FH/2023 Installation of rear dormer, together with the erection of a single storey rear extension and creation of a basement.

138341/JO/2023 Variation of condition number 2 (approved plans) attached to planning permission 136463/FH/2023 to allow alterations to the design of the roof to the single storey rear extension.

Work to the previously approved schemes have commenced and are in progress as of April 2026.

The previously approved rear extension has been redesigned to incorporate a flat roof with lantern light over the lounge and extended with a terrace towards the side gable elevation.

This design change reduces both the mass and loss of amenity to the neighbour with a consistent level lower fascia to the rear flat roof extension.

The previously approved rear extension pitched roof resulted in an incongruous junction detail between the pitch roof and dormer face. The provision of the proposed flat roof improves the visual of the additions to the rear of the property.

With the improved internal circulation, the internal stair has been repositioned with subsequent re-planning of the first floor to provide four bedrooms, one with ensuite.

The proposed “Velux” type windows on the front elevation for the bedrooms are considered as “Permitted Development”

The Applicant does not now wish to carry out the previously approved works to create a basement

The proposed rear extensions face the adjacent railway line and at a lower level with no aspect or visual concerns.

We believe that the proposals comply with both local and national planning guidelines and seek your support and approval.

07.26 16th April 2026 (revised 02.06.2026)