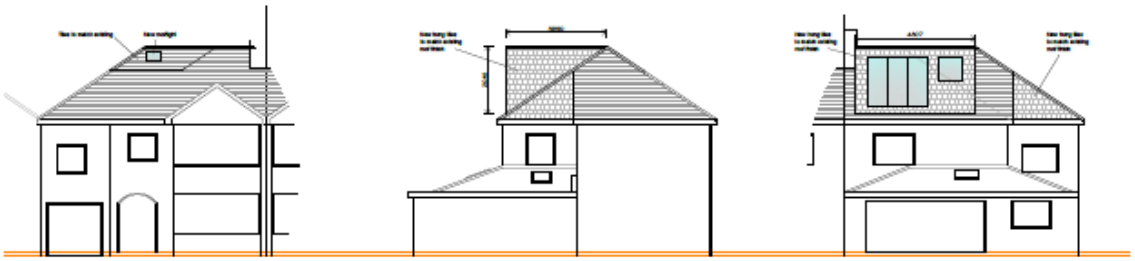
55 Mellington Avenue, Didsbury, M20 5WE

Application by Patrick Chapman & Angela Gardner



The current application for a dormer loft conversion and roof alterations forms a re-submission of a previously refused application which was subsequently dismissed at appeal. As is demonstrated through the following statement, the design and scale of the proposal have been substantially altered to overcome the previous concerns of both the local planning authority and the Inspector.

Application 142887/FH/2025 (as demonstrated by the plan extracts below) was refused by decision dated 12 June 2025 for the following reason:

> 1) The proposal due to its prominent location would result in a development which would by virtue of its siting, form, scale and appearance create an over dominant and incongruous feature which is out of character with, and fails to contribute positively to, the local area. The proposal therefore has an unduly harmful impact on visual and residential amenity, which is contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.'



In the subsequent appeal decision (appendix 1), at paragraph 7, the Inspector explicitly identified harm relating to the sudden change in the height of the proposed ridge, and the size of the proposed dormer in the rear roofscape. Both of these elements of the proposal have been fundamentally changed. The proposal now demonstrates a gradual change in the roof, retaining the hipped roof which is prevalent to the character of roofs in the area (appendix 2). The size and scale of the roof dormer have also been reduced to a degree which it reflects general character and appearance of the host property and other nearby dwellings.

Taking these amendments into account, the proposal now fully reflects the general character of the property and local character, in full compliance with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and saved Policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 2 – Examples of existing hipped roofs in the surrounding area



47 Mellington Avenue

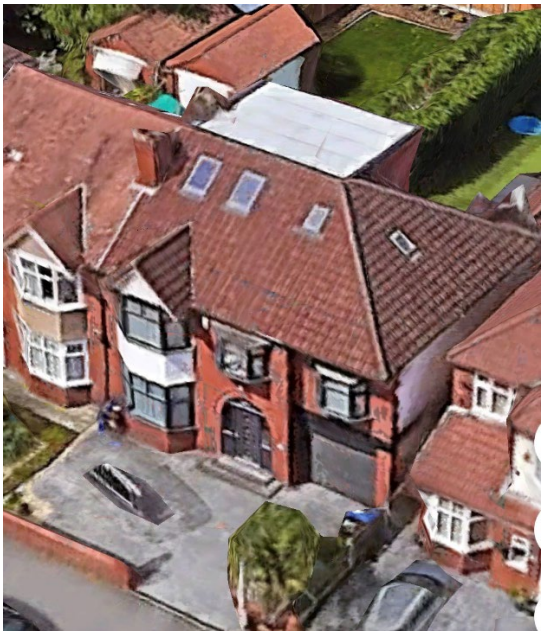


21 Mellington Avenue



4 Mellington Avenue





422 Parrs Wood Road

This extension incorporates a hipped roof and rear dormer – similar to the proposed application