Applicant Covering Letter

Planning Department, Manchester City Council

Application: Householder Planning Application
Site: 25 Brookburn Road, Chorlton, Manchester, M21 8FF
Proposal: Demolition of Existing Conservatory and Construction of Single-Storey Rear and Side Extension

Dear Sir/Madam,

Please find enclosed a Householder Planning Application for the above property seeking planning permission for the demolition of the existing conservatory and the construction of a single-storey rear and side extension.

The proposal was previously submitted under the Larger Home Extension Prior Approval process (APP No: NOT-2026-001230). The Council determined that the proposal did not satisfy the technical limitations of Schedule 2, Part 1, Class A of the General Permitted Development Order in respect of the wrap-around configuration of the extension. Importantly, the refusal did not identify any concerns relating to the design, scale, appearance, impact upon neighbouring amenity, or any other substantive planning matter. The sole reason for refusal related to Permitted Development eligibility.

This application therefore seeks planning permission for the same development and invites the Local Planning Authority to consider the proposal on its planning merits.

The development comprises a modest single-storey extension with a maximum height of approximately 3.0m. The extension remains subordinate to the host dwelling, preserves the character of the area, and will not result in unacceptable impacts upon neighbouring residential amenity.

The proposal will replace an existing conservatory with improved and more energy-efficient accommodation, providing enhanced living space for the occupants whilst improving the overall functionality of the dwelling.

A Planning Statement, Design and Access Statement and supporting drawings accompany this application.

It is respectfully submitted that the proposal represents sustainable and appropriate residential development and complies with both national and local planning policy objectives.

We therefore respectfully request that planning permission be granted.

Yours faithfully,

Ms Arti Patel, (owner of property, 25 Brookburn Road, Chorlton, Manchester, M21 8FF)