Supporting Statement – Section 73

for: 13 Alford Ave, Manchester. M20 1AQ

We seek a variation of the condition of approved application:

- Permission **PLA-2026-000297** already establishes the principle of a single-storey rear extension at the property, and Condition 2 controls the approved drawings. Decision Notice APPROVED 20Aug2… Decision Notice APPROVED 20Aug2…
- The amendment increases the rear projection from approximately **4.35 m to 6.00 m**.
- The original approved portion retains the **lean-to roof**, while the additional rear bathroom element is **flat-roofed**, keeping the additional bulk comparatively low.
- The property benefits from a **substantial rear garden**, so the additional footprint does not materially compromise usable private amenity space.
- From the Version 2 site plan, the additional projection sits toward the **more open side of the rear garden and away from the neighbouring dwelling**, which helps limit potential effects on outlook, enclosure, daylight and residential amenity.