PLANNING STATEMENT

Retrospective Application for Alterations to Rear Fenestration and Boundary Wall
194 Hamilton Road, Manchester M13 0PX

Introduction
This Planning Statement has been prepared in support of a retrospective planning application for alterations undertaken at 194 Hamilton Road, Manchester M13 0PX. The application seeks planning permission for modifications to the rear elevation window and door arrangement together with the retention of a revised brick boundary wall, comprising sections approximately 2.0 metres in height along the side boundary and approximately 1.3 metres in height to the front and part of the side boundary.

The application has been submitted to regularise the development as constructed and to ensure that the property fully accords with the relevant planning policies and design objectives of Manchester City Council. The applicant acknowledges that certain elements of the development differ from the previously approved scheme and is seeking to proactively address these changes through the planning process.

The amendments arose during the construction phase as the practical requirements of the dwelling evolved and a more suitable arrangement for both the internal accommodation and external boundary treatment became apparent. Rather than proceeding without consent, the applicant has sought to formally rectify these matters through the submission of this application, demonstrating a positive and responsible approach to planning compliance.

The applicant is committed to resolving any outstanding planning and enforcement concerns and ensuring that the development is fully authorised. This application provides the opportunity to regularise the works undertaken and bring the development into alignment with planning policy requirements whilst delivering a high-quality outcome for the property and its occupants.

Rear Fenestration Alterations
During construction, it became apparent that the originally approved arrangement of rear windows and doors no longer provided the most effective solution for the evolving internal layout and day-to-day use of the dwelling. As the design developed, the needs and requirements of the internal spaces changed, necessitating a revised fenestration arrangement to better support the functionality of the home.

The amended window and door configuration has been designed to improve the relationship between the internal living spaces and the rear garden whilst ensuring practical circulation within the dwelling. The revised arrangement provides a more logical and efficient layout for occupants, improving access, usability and the overall quality of accommodation.

Importantly, the alterations remain proportionate to the scale of the property and are entirely consistent with the appearance of residential development within the area. The changes do not result in any unacceptable overlooking, loss of privacy, loss of daylight or other harmful impacts upon neighbouring occupiers. The revised fenestration maintains an attractive and balanced rear elevation and integrates successfully with the overall design of the dwelling.

Boundary Wall
The application also seeks consent for the retention of the revised boundary wall treatment comprising brick construction, with sections approximately 2.0 metres high to the side boundary and approximately 1.3 metres high to the front and part of the side boundary.

The use of brick as the primary material provides a robust, durable and low-maintenance boundary treatment that will offer long-term benefits when compared with alternative materials. The brickwork complements the host property and reflects the material palette commonly found throughout the surrounding residential area, creating a coherent and visually appropriate form of enclosure.

The wall contributes positively to the street scene by providing a high-quality and permanent boundary treatment whilst maintaining an appropriate level of openness to the frontage through the lower wall sections. The proposal enhances the overall appearance of the site and reinforces the established character of neighbouring properties.

Planning Assessment
The proposed amendments are considered entirely reasonable and proportionate within the context of the wider development. The revised rear window and door arrangement has been driven by genuine operational and functional requirements that became evident during the build process. The alterations result in a more practical internal layout, improved usability of living spaces and a stronger relationship between the dwelling and its external amenity space.

Similarly, the revised brick boundary wall has been carefully designed to provide a durable, attractive and permanent form of enclosure. Its height and appearance are appropriate to its context, and the use of brickwork reflects the prevailing materials found throughout the surrounding area.

Importantly, the development does not give rise to any material harm in terms of residential amenity, visual appearance, highway safety or the wider character of the area. The amendments are minor in planning terms and represent a logical refinement of the scheme rather than a fundamental departure from the previously approved development.

The applicant has worked diligently to progress the project despite delays arising from previous applications, design revisions and associated approvals. These circumstances have unfortunately resulted in periods where works have been stalled, creating uncertainty and prolonging completion of the development. Granting planning permission for the amendments proposed would provide the necessary certainty to allow the project to be finalised and occupied as intended.

Conclusion
The retrospective amendments represent a thoughtful and practical response to changing requirements identified during construction. The revised fenestration arrangement improves the functionality and quality of the living accommodation, whilst the brick boundary wall provides a robust, attractive and contextually appropriate enclosure that complements both the property and the surrounding streetscape.

The application has been submitted in good faith to regularise the development, address any outstanding planning and enforcement matters, and secure full compliance with the relevant planning framework. The proposals do not result in any adverse impacts and are considered to represent sustainable and high-quality development.

Accordingly, it is respectfully requested that planning permission be granted for the retention of the works at 194 Hamilton Road so that the development can be regularised and the project brought to a successful conclusion following the challenges and delays experienced throughout the planning and construction process.