PLANNING STATEMENT

Ref: 14 Grange Drive, Manchester, M9 7AL

Project number: GSS24182.6

Date: 22nd September 2026

Proposal: Erection of a two-storey side extension, first-floor rear extension, and loft conversion with rear dormer (combining approved ref 144965/LP/2026 and 144964/FH/2026)

1.0 Site

1.1 The application site is located at 14 Grange Drive, Manchester, M9 7AL, an end-terraced dwellinghouse on the corner of Grange Drive and Lea Drive in the Charlestown ward of Manchester.

1.2 The existing dwelling is a two-storey, red brick property with a hipped roof and brown uPVC windows. It currently features a single-storey rear extension and a detached timber outbuilding to the east of the dwelling, within the property boundary. The main outdoor amenity space is located at the rear of the property, with a modest front garden to the south. The property can be accessed via a front gate on Grange Drive or via a side gate on Lea Drive.

1.3 The surrounding properties at Number 1 Lea Drive, directly adjacent to the site, and Number 2 Lea Drive are currently owned and occupied by family members of the applicant.

2.0 Proposal

2.1 This application seeks full planning permission to combine two schemes that have already been approved at the property, namely the two-storey side extension (allowed at appeal, ref 144964/FH/2026) and the loft conversion with rear dormer (granted as a Lawful Development Certificate, ref 144965/LP/2026), together with the addition of a first-floor rear extension. This is not a new proposal as the principle of the great majority of the works has already been established and accepted by the Council.

2.2 The two-storey side extension will be positioned to the east of the existing dwelling, over the footprint of the existing detached outbuilding. At ground-floor level the extension will provide a fully wheelchair-accessible living space [redacted] including an open-plan kitchen and living and dining area, a ground-floor bedroom, an accessible WC and bathroom, and a ramped entrance from Lea Drive for independent wheelchair access. At first-floor level the extension will provide a kitchen and lounge for the applicant, Mike Bradley, and his family.

2.3 The first-floor rear extension is the only new element introduced by this application. It enables the reconfiguration of the first floor, providing a utility room to the front in place of an existing bedroom, and enlarging the existing bedroom to create a larger bedroom with an en-suite. These works ensure the upper floors are suitable for the applicant's family to live at the property on a permanent basis [redacted]. It should also be noted that the first-floor rear extension was previously considered acceptable by the Planning Officer in the earlier applications, while the loft conversion was permitted under permitted development rights.

2.4 The loft conversion with rear dormer will provide one additional bedroom at second-floor level, accessed from the first floor of the existing dwelling. The dormer will be positioned to the rear of the property.

3.0 Planning History and Justification for this Application

3.1 The following planning history is directly relevant to this application:

3.2 A Lawful Development Certificate (ref. 144965/LP/2026) confirming the loft conversion with rear dormer as permitted development was granted by Manchester City Council on 26 March 2026.

3.3 Full planning permission for the two-storey side extension (ref. 144964/FH/2026) was refused by Manchester City Council on 12 March 2026 but was subsequently allowed at appeal.

3.4 It is important to emphasise that this is not a new or additional proposal. Both principal elements of this scheme have already been approved: the two-storey side extension was allowed at appeal, and the loft conversion was confirmed as lawful by the Council. This application simply seeks to bring those two approved schemes together into a single consent so that they can be implemented as one cohesive scheme, with the modest addition of a first-floor rear extension. The principle of the development is therefore firmly established, and there is clear and compelling justification for granting this combined application.

4.0 Background and Justification

4.1 14 Grange Drive is owned by the applicant, Mike Bradley, [redacted]

4.2 Mike Bradley, his wife, and their two adult children intend to move into 14 Grange Drive [redacted] The ground floor will operate as a self-contained, fully accessible flat [redacted] The first floor and loft will provide accommodation for Mike and his family. The first-floor rear extension is necessary to provide sufficient living space for a family of four on the upper floors alongside [redacted] ground-floor accommodation.

4.3 The loft conversion provides one additional bedroom, taking the upper-floor accommodation from two small bedrooms to three, which is necessary to allow Mike Bradley, his wife, and their two adult children to live at the property in a functional and sustainable way. It is only by combining the two-storey side extension, the first-floor rear extension, and the loft conversion that the property can function as two connected but independent living spaces, [redacted]

4.4 The neighbouring property at 1 Lea Drive, which is the most directly affected by the proposed development, is owned and occupied by Paul Bradley, another brother of John, who is in full support of the project. Many of the wider neighbours have known the Bradley family for years and are similarly supportive. [redacted] This proposal fulfils that wish, and the humanitarian case for granting permission is compelling.

5.0 Conclusion

5.1 This application consolidates two approved schemes into a single permission, with the addition of a first-floor rear extension [redacted] The principle

of the two-storey side extension has been established at appeal and the loft conversion has been confirmed as lawful permitted development by the Council itself. The great majority of the works have therefore already been accepted.

5.2 [redacted] It is respectfully requested that planning permission be granted for the proposed works at 14 Grange Drive, Manchester, M9 7AL.