

Date: 9 Sept 2026

Planning Services, Bury Council

Dear Sir/madam,

Re: 15 Oakdale Close, Whitefield, Manchester, M45 7LU

Revised planning application

This covering letter is in support of the revised proposals for 15 Oakdale Close. Which builds upon the previously approved scheme under application 73403/FUL.

The revised scheme proposes a first floor rear extension and loft conversion, a ridge height raise of 1.3m, a rear dormer, side infill extension, a side dormer on the existing front extension, 2 front velux windows, new windows on the front outrigger, and rendering the rear of the building to match the appearance of the front.

Permission 73131/FUL allowed a first-floor rear extension and loft conversion with a 1.0 m ridge increase, one rear dormer and six front rooflights. The later scheme, 73403/FUL, added two front dormers and two side dormers on the front/side wing, and reduced the front rooflights to four. The latest officer report recommends approval of that scheme.

The principal change now proposed is a further 0.3m increase in ridge height, from the previously approved 1.0m to 1.3m. This modest increase provides an appropriate finished ceiling height within the loft accommodation while retaining the overall form and design approach previously considered acceptable.

The rear dormer has also been increased in width from 12.5m to 13.1m, while retaining its 3.6m projection and 5.1m eaves height. Given the limited nature of this change and its position to the rear, it does not materially alter the relationship with the street scene or neighbouring properties.

The roof design has been simplified compared with 73403/FUL. Rather than introducing two additional front dormers, the existing front gable is enlarged, while the two previously proposed side dormers are consolidated into a single dormer. Fewer dormers and rooflights should be more consistent with the existing street scene, than those proposed in 73403/FUL

The side infill extension is to be added to the former garage wing creating valuable internal space where previously it was unused external space. The side infill follows the existing wing. The windows that were previously on this side overlooking 14 Kibworth Close backgarden are replaced with windows on the south face. The 73403/FUL officers report found the previous scheme's separation distances, privacy and 45-degree relationships acceptable; overall privacy should be improved with the removal of these windows.

Render is proposed to the rear elevation to provide a consistent and cohesive finish between the existing dwelling and the proposed additions.

The revised plans provide four bedrooms with ancillary loft accommodation, with two off-street parking spaces retained. The proposals therefore do not increase the bedroom provision previously considered by the Council.

Overall, the revisions retain the established principles of the earlier schemes while simplifying the roof design, improving neighbouring privacy and providing a more cohesive architectural treatment. This proposal is intended to improve upon previous schemes and upon approval we will be completing the stage 4 package. We therefore respectfully request that planning permission be granted. .

Kind regards,

JC Design Group Ltd

Drawings: JC279-JCD-ZZ-ZZ-DR-A-1000, 1001, 1002, 1003, 2000 and 2002 (PL1).