

Introduction

This cover letter accompanies the application for extending the existing dwelling and converting it into two separate residences at 74 Sheepfoot Lane, M25 0DT. The proposed works include a two-storey side and rear extension, a front extension, and a loft conversion with dormers.

This statement provides information on the planning history of the site and the due consideration taken in the creation of these plans to ensure they are compliant with all relevant requirements. This letter also outlines the proposed extension, and the application is accompanied by a site plan, existing, and proposed drawings.

- GSS25133 - 74 Sheepfoot Lane - 002 - Existing Plans and Elevations
- GSS25133 - 74 Sheepfoot Lane - 003.3 - Proposed Plans
- GSS25133 - 74 Sheepfoot Lane - 004.3 - Proposed Plans and Elevations
- GSS25133 - 74 Sheepfoot Lane - 501 - Location and Block Plan
- GSS25133 - 74 Sheepfoot Lane - 502 - Site - Existing and Proposed
- GSS25133 - 74 Sheepfoot Lane - 503 - Site - 3D Proposed

Site

The site is located at 74 Sheepfoot Lane, Prestwich, M25 0DT. The property is a detached, two-storey dwelling on the corner of Sheepfoot Lane and Edgeware Avenue. A driveway is situated on the right-hand side of the property, with access from Edgeware Avenue. A two-storey extension has started to be built on the left-hand side (when viewed from the front), in accordance with previous approval under Application Reference 70363. A tall boundary fence separates the property from the adjacent bungalow at 75 Sheepfoot Lane.

An existing brick wall runs along the boundary on both Sheepfoot Lane and Edgeware Avenue, with an opening to access the existing single parking space on site, just off Edgeware Avenue.

The site is located 65 metres from Middleton Road – the A576 – one of the main arterial routes in the area. Middleton Road has numerous bus services running to various destinations such as Manchester City Centre, Oldham and Sale. The site is also a 9 minute walk from the Bowker Vale Metrolink Stop where tram lines operate to Manchester Piccadilly, Bury and Altrincham. Therefore this site is highly sustainable in terms of public transport and access to transport links.

The site is also in close proximity to local amenities. There is a parade of shops on Middleton Road, a few minutes' walk from the site. These shops are a mix of local convenience stores, hair dressers, pharmacies, eateries, a post office and petrol station. Heaton Park is also across the road from the site providing ample outdoor amenity space.

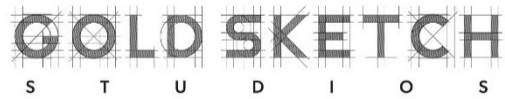
Existing

The existing site is a three-bedroom detached property. The ground floor contains an entranceway, kitchen and lounge. The first floor contains 2 double bedrooms, 1 single bedroom and family bathroom with a separate WC.

An extension has begun to be built to the left elevation as per planning permission granted under application reference 70363.

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There currently is a brick built outhouse/garage located at the rear of the site, adjacent to the boundary with 1 Edgeware Avenue.

Planning History

- Application Ref: 68690 – Planning Permission was granted for two two-storey side extensions, a single-storey rear extension, a front porch, and a loft conversion with a rear dormer to form a second floor; Boundary wall/railings to front and side. This was approved on 08/11/2022.
- Application Ref: 70363 – Planning Permission was granted for a two-storey side extension and single-storey extension at the side/rear, a front porch, and a loft conversion with a rear dormer and hip-to-gable roof extension to form a second floor; Boundary wall/railings to front and side. This was approved on 26/01/2024.
- A Pre-App was submitted in August 2025, regarding this current proposal of this current application and was found to be acceptable. This proposal addresses any of the points raised during the Pre-Application process.

Proposal

The current proposal seeks to extend the existing dwelling with a similar massing to the previously approved applications (Applications References 68690 and 70363), with the key addition of dividing it into two houses.

The plans include a two-storey extension to the side and rear of the property, a new front extension, and a loft conversion with dormers to create additional living space.

The proposal is designed to divide the dwelling into two houses (one to be named 74a Sheepfoot Lane). The proposed houses have been designed to comply with minimum size standards as follows:

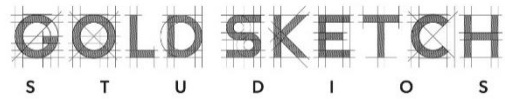
- 74 Sheepfoot Lane – Proposed 4 Bed, 6 Person
 - Minimum size standard: 112m²
 - Proposed house size: 132m²
- 74a Sheepfoot Lane – Proposed 5 Bed, 8 Person
 - Minimum size standard: 134m²
 - Proposed house size: 146m²

The proposal also suggests closing the gap in the brick boundary wall off Edgeware Avenue, at the front of the site, on the corner of Sheepfoot Lane and Edgeware Avenue, but widening the opening in the brick wall at the rear of the site to allow for additional parking space on-site.

The plan includes three additional parking spaces on site—one extra space for the existing no. 74 Sheepfoot Lane and two spaces for no. 74a. This will result in two car park spaces for each house on the site, as shown in the attached site plan. This will be achieved by demolishing the existing outhouse at the rear of the site, in order that each house will each have 2 dedicated off-street parking spaces to ensure that there are no highway concerns regarding extra parking on-street with the creation of the additional dwelling.

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74 Sheepfoot Lane will be the left side of the semi-detached pair. It will be a 4 bedroom/6 person dwelling. The ground floor open-plan layout will house a spacious kitchen, dining area and living room and a ground floor WC located under the staircase. There will be 3no. bedrooms on the first floor – two of which will be single, and one will be double. The double bedroom will have an en-suite bathroom and there will also be a family bathroom containing both a bath and a stand-alone shower on the first floor. The loft will house a further double bedroom and a bathroom and the remaining area has been designated as storage area.

74A Sheepfoot lane will be the right side of this semi-detached pair. It will be a 5 bedroom/8 person dwelling. The spacious entranceway on the ground floor will have a staircase on the right to access the upper floors, with a WC and Utility Room on the right hand side to the rear of the entranceway. A spacious living room is located at the front of the ground floor, and a spacious kitchen and dining area located at the rear of the ground floor, overlooking the garden. There will be 3no. bedrooms on the first floor – two of which will be single, and one will be double. The double bedroom will have an en-suite bathroom and there will also be a family bathroom containing a bath, on the first floor. The loft will house a further 2no. double bedrooms and a bathroom and the remaining area has been designated as storage area.

Justifications

The conversion of this property into two dwellings aligns with the strategic objectives of the Places for Everyone policy, which seeks to meet the region's housing needs by making the most effective use of land. The proposal increases housing density on a highly sustainable brownfield site, without the need for new land development. This approach supports the policy's aim to provide high-quality housing in established residential areas.

This proposal has also been carefully designed to be sympathetic to the character and appearance of the existing dwelling and the surrounding area. The property is a corner plot, and the design takes into account its prominent location, ensuring that the extensions are subordinate to the original building. At two meters away from the boundary, the design is in line with SPD6 policies.

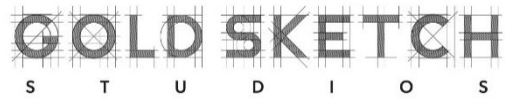
The conversion into two dwellings is considered appropriate given the site's size and location. The proposed design ensures the new residences will maintain a high standard of living for future occupants and will not have any adverse impact on the amenity of neighbouring properties, including privacy, light, or outlook.

Furthermore, the design principles and scale of the proposed extensions align with those that have been previously approved on this site, as outlined in the planning history. The scheme is in keeping with the established residential pattern of the area, which consists of a variety of detached and semi-detached properties. The proposed development will provide a beneficial use of the land without causing any detrimental visual impact.

The proposal to subdivide the existing dwelling into two separate homes is consistent with the objectives of the Places for Everyone (PfE) policy, which seeks to make more efficient use of existing urban land and deliver sustainable housing growth at appropriate densities. By creating two dwellings within the footprint of the existing property and approved extensions, the scheme contributes to housing supply without the need for additional land take, helping to diversify the local housing stock, and supports the delivery of compact, well-connected communities. This approach aligns with the PfE vision of increasing density in suitable locations while maintaining the character of the surrounding area.

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Finally, the proposal includes closing the gap in the brick wall around the boundary off Edgeware Avenue, which will enhance site security and create a safer, more controlled entrance to the car park.

Conclusion

We believe this proposal represents a sustainable and positive development for the site. It is consistent with previous approvals and has been designed to be respectful of the surrounding area and to comply with all relevant requirements as detailed in the accompanying plans. The proposed conversion to two dwellings is an appropriate use of this corner plot and will provide high-quality residential accommodation without any adverse effects on neighbouring properties