



Alan Yarwood
Planning People
5 Lynn Avenue
Sale
M33 7BN

Date: 23 February 2022

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 132688/PDE/2022

Description: Prior notification of proposed larger home extension projecting 4.5m to the rear with a maximum height of 3m and a height at eaves of 3m

Location: 18 Parkbrook Road, Manchester, M23 1AN

The above application was submitted to us on 12 January 2022.

When assessing the criteria of the larger homes extensions under Schedule 2, Part 1, Class A of the above Order, the proposal must comply with all of the requirements to be permitted development; this includes all conditions, limitations or restrictions.

On 17 November 2020, under reference 127898/FH/2020, planning permission was granted for "erection of a part single, part two-storey side extension and single storey rear extension to provide additional living accommodation". On 5 January 2022, the Council received notification of completion of the development from the appointed Approved Inspector for Building Regulations; an inspection on 16 February 2022 confirmed the extension as complete.

This proposal will be joined to the existing enlargement of the original dwellinghouse and as such the total enlargement (i.e. the proposed extension, taken together with the previous extension to which it will be joined), must be considered. In paragraph A.1(ja) of the Order, development is not permitted where "any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)".

If this additional rearward proposal were to be constructed, it would extend beyond the rear wall by more than 3m, but also join to the existing single-storey rear extension, which joins to a further single-storey rear and part single, part two-storey side extension approved under the above planning permission; at this point the total enlargement of the house would then consist of more than one storey, thereby exceeding the limits in sub-paragraph (h).

Furthermore, the enlarged part of the dwellinghouse (the proposed extension and the previous extension) would be within 2 metres of the boundary of the curtilage of the

dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres, thereby exceeding the limits in sub-paragraph (i).

Finally, in sub-paragraph (j) development is not permitted where "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse..." and "... (iii) have a width greater than half the width of the original dwellinghouse". In the interpretation section of the Order the word "original" is stated to mean - (a) in relation to a building existing on 1 July 1948, as existing on that date; (b) in relation to a building built on or after 1st July 1948, as so built. The proposal, when connected to the existing single-storey rear extension, which joins the newly constructed single storey rear and part single, part two-storey side extension, will then extend beyond the side elevation of this part of the original dwellinghouse, thereby exceeding all of the limits set out in sub-paragraph (j).

Accordingly, the proposal would not meet the criteria of Schedule 2, Part 1, Class A, as a result of the requirements under sub-paragraph (ja). The proposal does not satisfy all the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

This letter is to be treated as a refusal of this application, in accordance with paragraph A.4(3) of the Order, and as such you have the right of appeal under Section 78 of the Town & Country Planning Act 1990 (as amended). Any such appeal must be submitted using the Planning Inspectorate's website at <https://acp.planninginspectorate.gov.uk/> within 12 weeks of the date of this letter.

Alternatively, if you wish to proceed with the proposed extension, you would need to submit an application using the 'Householder Application for Planning Permission for works or extension to a dwelling' forms and pay the requisite fee, which is currently £206.

Should you wish to discuss this matter any further please contact Adam Neil.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing