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Date: 28 March 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.: 133035/PDE/2022

Description: Prior notification of proposed larger home extension projecting 3.9m to the rear with a maximum height of 3.1m and a height at eaves of 2.9m

Location: 16 Albemarle Avenue, Manchester, M20 1HX

The above application was submitted to us on 22 February 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.

In paragraph A.1(j) of the Order, 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".

It is clear from the submitted plans and enquiries of aerial photos that there is an original single storey rearward projection; this original rearward projection is typical of the house styles in the locality and an obvious original element of the dwellinghouse. As a result, the proposed enlargement will extend beyond the wall forming the side elevation of this original rearward projection and then extend beyond its rear wall and encompass it; a width greater than half the width of the original dwellinghouse will therefore result.

Accordingly, the proposal does not satisfy all of 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 Matthew Kilsby.

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