



Mr Ian Grainger
Blu Room Architecture
5 Uplands Road
Darlington
DL3 7SZ

Date: 29 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.: 133073/PDE/2022

Description: Prior notification of proposed larger home extension projecting 3.8m to the rear with a maximum height of 4m and a height at eaves of 2.78m

Location: 551 Parrs Wood Road, Manchester, M20 5GQ

The above application was submitted to us on 24 February 2022.

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

In paragraph A.1(i) of the Order, development is not permitted where the "enlarged part of the dwellinghouse 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".

The submitted application form states the eaves to be 2.78m, this indicating the lowest eaves height of the pitched roof, but this does not take into account the dual roof arrangement shown on the accompanying plans, i.e. the flat roof which projects from the rear elevation for around the first 0.8m of the proposal. This part of the proposal is the highest part as noted on the application form and accompanying plans, sitting at 4m in height and sited within 2m of the boundary; the eaves of this part of the proposal will therefore exceed 3m and fail the limitation set out in sub-paragraph (i).

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 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