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Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

10 February 2022

Dear Sir/Madam,

Application to determine if prior approval is required for a larger home extension - 21 Furness Road, Manchester M14 6LY

I enclose an application for a larger home extension under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A.

The extension meets the qualifying legislative criteria as follows:

- it is a single storey rear extension
- it does not extend beyond the rear wall of the original dwellinghouse by more than 6 metres
- it does not exceed 4 metres in height
- the height of the eaves does not exceed 3 metres
- as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- the materials used in the exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- it is not located on Article 2 (3) land

Should you require any further information, please do not hesitate to contact me; otherwise I look forward to your early determination.

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant