



Planning

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Mr Alan Holcroft
9 Hermitage Close
Wigan
WN6 9JQ

Date: 27 October 2021

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.: 131747/PDE/2021

Description: Prior notification of proposed larger home extension projecting 3.25m to the rear with a maximum height of 3.48m and a height at eaves of 2.56

Location: 254 Brantingham Road, Manchester, M21 0QZ

The above application was submitted to us on 24 September 2021.

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"; a wall forming a side elevation is any wall that cannot be identified as being a front wall or a rear wall. In the interpretation section of the Order the word 'original' is stated to mean - (a) in relation to a building, other than a building which is Crown land, existing on 1 July 1948, as existing on that date; (b) in relation to a building, other than a building which is Crown land, built on or after 1st July 1948, as so built...'

It is clear from the submitted plans and enquiries of aerial photos that there is an original single storey rearward projection; this rearward projection is typical of the house styles in the locality and an obvious original element of the dwellinghouse. The proposed enlargement will extend beyond the wall forming the side elevation of this original rearward projection and a width greater than half the width of the original dwellinghouse will therefore result; the proposal would therefore fail to meet the limitations of sub-paragraph (j).

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