



Planning

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Tommy Vuletic
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Date: 17 November 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.: 132164/PDE/2021

Description: Prior notification of proposed larger home extension projecting 4.5m to the rear with a maximum height of 4m and a height at eaves of 2.68m

Location: 26 Cavendish Road, Manchester, M20 1QB

The above application was submitted to us on 14 October 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. Paragraph (g) states that the larger homes extensions scheme is available "...for a dwelling house not on article 2(3) land nor on a site of special scientific interest..."

Schedule 1, Part 1 of the above Order sets out Article 2(3) land as:

Land within—

- (a) an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas);
- (b) an area of outstanding natural beauty;
- (c) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside);
- (d) the Broads;
- (e) a National Park; and
- (f) a World Heritage Site.

26 Cavendish Road is situated within the Albert Park Conservation Area 1988, which is Article 2(3) land for the purposes of the above Order, and therefore the larger homes extensions schemes cannot apply. The proposed development will therefore require planning permission.

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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing