

Application to determine if prior approval is required for a proposed: Larger Home Extension

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

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Local Planning Authority details:

PLANNING AND
BUILDING CONTROL

29 SEP 2021



**MANCHESTER
CITY COUNCIL**

Planning

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Manchester M60 2LA

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	MRS	First name:	CATHY
Last name:	ANDREW		
Company (optional):			
Unit:		Number:	3
		Suffix:	
Building name:			
Address 1:	3 HOWARD DRIVE		
Address 2:	HALE		
Address 3:			
Town:			
County:	CHESHIRE		
Country:			
Postcode:	WA15 0LT		

2. Agent Name and Address

Title:	MR	First name:	BRIAN
Last name:	RATCHLIFE		
Company (optional):	BUILDING DESIGN CONSULTANT		
Unit:		Number:	89
		Suffix:	
Building name:			
Address 1:	SUMMERSEAT LANE		
Address 2:	HOLCOMBE BROOK		
Address 3:	RAMSBOTTOM		
Town:	BURY		
County:	LANCS		
Country:	U.K		
Postcode:	BL0 9RQ		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	48	Suffix:	
Building name:					
Address 1:	ASHFORD ROAD				
Address 2:	WITHINGTON				
Address 3:	MANCHESTER				
Address 4:					
Postcode:	M20 3EH				

4. Eligibility

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
 - Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
 - There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, they can be reviewed in the common projects section on the Planning Portal at <https://www.planningportal.co.uk/extension>
- If your proposals do not meet these conditions, it is advisable not to continue with this application.

Will the extension be:

- A single storey; and
- No more than 4 metres in height (measured externally from the natural ground level);

☒ Yes ☐ No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the extension:

- Where the house is detached, extend beyond the rear wall of the original dwellinghouse by over 4 but no more than 8 metres; or
- Where the house is not detached, extend beyond the rear wall of the original dwellinghouse by over 3 but no more than 6 metres;

Note that this should be measured externally.

Where the proposed extension will be joined to an existing extension, the measurement must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

☒ Yes ☐ No

If you have answered no above, the proposed extension will not be within the limits, set by legislation, for the prior approval process.

- If the proposed extension would not extend, as detailed above, by over 3 metres (or over 4 metres for a detached house) Permitted development rights may still apply, subject to all the other eligibility criteria (including some not covered by this form).
- If the proposed extension would extend, as detailed above, by over 6 metres (or over 8 metres for a detached house) The size of proposed extension means that you will likely need planning permission to build it.

In either circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works

Please describe the proposed single-storey rear extension:

CONSTRUCTION OF A REAR SINGLE-STOREY EXTENSION TO EXISTING DWELLING, O/A EXTERNAL SIZE 6.00m. X 3.36m., TO FORM A LOUNGE/LIVING AREA & PART KITCHEN. & FORMING A REAR ACCESS TO THE GARDEN.

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How far will the extension extend beyond the rear wall of the original dwellinghouse:

6

metres

Note that this should be measured externally.

Where the proposed extension will be joined to an existing extension, the measurement must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

What will be the maximum height of the extension (measured externally from the natural ground level):

3.9

metres

What will be the height at the eaves of the extension (measured externally from the natural ground level):

2.7

metres

5. Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend.

This should include any premises to the side/front/rear, even if they are not physically 'attached'

Address 1.

46, ASHFORD ROAD,
WITHINGTON,
MANCHESTER, M20 3EH.

Address 2.

50, ASHFORD ROAD,
WITHINGTON,
MANCHESTER, M20 3EH.

Address 3.

Address 4:

Address 5:

Address 6:

Address 7:

Address 8:

Please provide details of any additional adjoining premises on a separate sheet if necessary.

7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- | | | | |
|--|-------------------------------------|---|-------------------------------------|
| All sections of this application completed in full, dated and signed | ☒ | A plan indicating the site and showing the proposed development | ☒ |
| The correct fee | ☒ | A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of the Planning Portal's accredited suppliers
https://www.planningportal.co.uk/buyaplanningmap | |

8. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that the facts stated are true and accurate and any opinions given are the genuine opinions of the

Signed - Applicant:

Date (DD/MM/YYYY):

23.9.21

(date cannot be pre-application)

9. Applicant Contact Details

Telephone numbers

Country code	National number	Extension

Country code: Mobile number (optional):

Country code: Fax number (optional):

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Email address:

10. Agent Contact Details

Telephone numbers

Country code	National number	Extension
01204	888903	

Country code: Mobile number (optional):

07879	656380
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Country code: Fax number (optional):

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Email address:

brianwatcliffe7@btinternet.com