



MANCHESTER
CITY COUNCIL

Planning

Adam Neil
Telephone: 0161 234 4531
adam.neil@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

FLOCC Studio Ltd
157 Harcourt Street
Stockport
SK5 6UP

Date: 13 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.: 131666/PDE/2021

Description: Prior notification of proposed larger home extension projecting 5m to the rear with a maximum height of 3.3m and a height at eaves of 2.8m

Location: 124 Stanley Grove, Longsight, Manchester, M12 5GF

The above application was submitted to us on 14 September 2021 and subsequently validated on 21 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 of the Order to be permitted development; this includes all conditions, limitations or restrictions.

In Article 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the definition of a dwellinghouse does not include a building containing one or more flats, or a flat contained within such a building; a flat is further defined as a separate and self-contained set of premises constructed or adapted for use for the purpose of a dwelling and forming part of a building from some other part of which it is divided horizontally.

As the proposal relates to a ground floor flat, it would not satisfy the definition of dwellinghouse as set out in the Order and as such the permitted development right under Schedule 2, Part 1, Class A would not apply in this instance 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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing