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Manchester City Council
Planning Department
PO Box 532
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18th May 2022

Dear Sir/Madam,

**Application for Lawful Development Certificate for Proposed Development
Rear dormer extension at 144 Moseley Road, Fallowfield, Manchester M14 6PA**

I enclose an application for a Lawful Development Certificate for a proposed roof extension at 144 Moseley Road, Fallowfield.

The property is lawfully occupied as a small HMO and this will continue after the completion of the extensions. The Council accepts that HMOs are classed as dwelling houses for the purpose of the General Permitted Development Order and are therefore entitled to the same permitted development rights.

The question is therefore whether the proposed extensions fall within the scope of The Town & Country Planning (General Permitted Development) (England) Order 2015.

The dormer extension falls within class B of the schedule to the Order, being an enlargement of the rear roof slope, which does not exceed the height of the highest part of the existing roof. The volume of the extension together with the existing dormer is less than 40 cu m and is set back more than the required 20cm distance from the eaves. The side window will be obscure glazed.

The extension will be completed using grey shiplap cladding which is of a similar appearance to existing building.

As such the development falls within a class B dormer extension and is therefore permitted and I look forward to your confirmation.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant