MANCHESTER CITY COUNCIL

Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

Mr Richard Emmott
116 Parkville Road
Manchester
M20 4TZ

Date: 9 June 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.: 130577/PDE/2021
Description: Prior notification of proposed larger home extension projecting 5.39m to the rear with a maximum height of 4m and a height at eaves of 3m
Location: 116 Parkville Road, Manchester, M20 4TZ

The above application was submitted to us on 20 May 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".

It is clear from the submitted plans, photos and from enquiries of aerial photos that whilst the timber rear extension is not original, the single-storey brick rearward projection is part of original house and other examples exist. This rearward projection is typical of the house styles in the locality and an obvious original element of the dwellinghouse. As a result, the proposed enlargement will extend beyond the wall forming the side elevation of this original rearward projection and then extend beyond its rear wall and encompass it; a width greater than half the width of the original dwellinghouse will therefore result.

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,



Julie Roscoe
Director of Planning, Building Control & Licensing