MANCHESTER CITY COUNCIL

Planning

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Date: 19 May 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.: 130108/PDE/2021
Description: Prior notification of proposed larger home extension projecting 5m to the rear with a maximum height of 3m and a height at eaves of 2.5m
Location: 90 Arnfield Road, Manchester, M20 4AR

The above application was submitted to us on 16 April 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.

In paragraph A.1(ja) of the Order, development is not permitted where "any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)".

On 5 January 2017, planning permission was granted for the erection of single storey side/rear extension and retention of front porch to provide additional living accommodation (our ref: 114457/FH/2016). The proposed single storey rear extension will be joined to the previously approved single storey side/rear extension.

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". Accordingly, the proposal would not meet the criteria of sub-paragraph (j), as a result of the requirements under sub-paragraphs (ja), and is therefore not permitted development.

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,



Julie Roscoe
Director of Planning, Building Control & Licensing