



Mr Abdul Hadi Sabawan
70 Sheepfoot Lane
Manchester
M25 0DN

Date: 1 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.: 130161/PDE/2021

Description: Prior notification of proposed larger home extension projecting 4m to the rear with a maximum height of 4m and a height at eaves of 3m

Location: 34 Ranford Road, Manchester, M19 2GL

The above application was submitted to us on 20 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; this includes all conditions, limitations or restrictions.

In March 2020, planning permission was granted for the erection of two storey side extension following demolition of the garage; this proposal is to attach to that two-storey extension and as such is subject to the restrictions that apply to rear walls as well as the restrictions on side walls.

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)".

If the rearward proposal were to be constructed, it would extend beyond the rear wall by more than 3m, but also join to the two-storey side extension; at this point the total enlargement of the house would then consist of more than one storey, thereby exceeding the limits in sub-paragraph (h). In addition, the enlarged part of the dwellinghouse would also be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres and therefore exceed the limits of sub-paragraph (i).

Furthermore, it is clear from the submitted plans and enquiries of aerial photos that there is an original single storey rearward projection; 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 also encompass it, a width greater than half the width

of the original dwellinghouse will result, thereby exceeding the limits set out in sub-paragraph (j).

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order.

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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing