

Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

26th MARCH 2021

Dear Sir / Madam

Re: single storey rear extension and internal modifications, bricking up of existing side door and window and new side window, replacement rear patio door at 103 Newport Road, MANCHESTER, M21 9NW

We are writing to submit a Lawful Development Certificate application for works to the above property. The application has been made via the planning portal and has been given the following reference: **PP-09675070**

This letter has been attached to the electronic application

Please find enclosed:

Application Forms

This covering letter

21.DEEH.01.001A Existing Plans Elevs

21.DEEH.01.100B Sketch proposals

Application Fee

The proposal consists of:

single storey rear extension and internal modifications, bricking up of existing side door and window and new side window, replacement rear patio door

It is understood that the proposals are in line with Permitted Development and the reasoning for this position is as follows:

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **No**

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **No**

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RIBA 
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(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; **No**

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; **No**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or **No**

(ii) fronts a highway and forms a side elevation of the original dwellinghouse; **No**

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— **Yes**

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or **No (3m)**

(ii) exceed 4 metres in height; **No**

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—**NA**

(h) the enlarged part of the dwellinghouse would have more than a single storey and— **No**

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse **YES**, and the height of the eaves of the enlarged part would exceed 3 metres; **No (height of eaves shown with dimension on the drawing as 2990mm and is based upon the definition of eaves in the MHCLG “ Permitted development rights for householders Technical Guidance - September 2019”: Page 12 “Eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof - the overhang and the parapet wall should be ignored for the purposes of measurement.”**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— **No**

(k) it would consist of or include— **No**

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

I trust this all to be in order, however should you require any further information or wish to discuss any element of the proposals please contact our office.

Yours faithfully

Keven Lester

On behalf of Cb3 Design

