MANCHESTER CITY COUNCIL

Planning

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Mr Dean Baker
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Date: 18 December 2020

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.: 128598/PDE/2020
Description: Prior notification of proposed larger home extension projecting 4.7m to the rear with a maximum height of 3.3m and a height at eaves of 2.75m
Location: 10 Weston Grove, Manchester, M22 4NX

The above application was submitted to us on 13 November 2020.

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(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 and aerial photos of the property, that the proposal is to span the entirety of the rear elevation, returning along the side elevation of the original two-storey outrigger to join the rear elevation of the main dwellinghouse. As such, the proposal will project beyond a side elevation of the original house, notably the inward facing elevation of the outrigger and as a result, the extended part will be greater than half the width of the original dwellinghouse. Accordingly, the proposal does not satisfy all of the conditions and limitations of Class A 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,



Julie Roscoe
Director of Planning, Building Control & Licensing