



Mr Frank Summerfield
Torplan Ltd
216 Heaton Moor Road
Stockport
SK4 4DU

Date: 26 November 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.: 128282/PDE/2020

Description: Prior notification of proposed larger home extension projecting 5.9m to the rear with a maximum height of 3.95m and a height at eaves of 2.9m.

Location: 148 Manchester Road, Chorlton, Manchester, M16 0DZ

The above application was submitted to us on 12 October 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(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)".

In May 1989, planning permission was granted for the erection of a two storey extension to form kitchen with bedroom over; 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.

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 rear 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). Furthermore, prior to the addition of the two-storey extension, there was a single-storey rearward projection that formed part of the original dwellinghouse; the proposal, when connected to the two-storey extension, will extend beyond the side elevation of this part of the original dwellinghouse, thereby exceeding all of the limits set out in sub-paragraph (j).

Finally, sub-paragraph (k)(i), states that development is not permitted if it would include the construction of provision of a verandah, balcony or raised platform; the flat roof of the proposal is depicted in the elevation drawings as including a railing to its perimeter, thereby indicating the use of the roof area as a balcony or raised platform.

Accordingly, the proposal does not satisfy all of the conditions and limitations of Class A 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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing