MANCHESTER CITY COUNCIL

Planning

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Date: 5 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.: 128153/PDE/2020
Description: Prior notification of proposed larger home extension projecting 5.35m to the rear, with a maximum height of 3m and a height at eaves of 3m
Location: 21 Sandilands Road, Manchester, M23 9JN

The above application was submitted to us on 28 September 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; this includes all conditions, limitations or restrictions.

In June 1975, planning permission was granted for a two-storey side extension and evidently this had been constructed; the proposed single-storey extension to the rear is to join on to this existing extension. 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 total enlargement of the house would be within 2m of the boundary and the height of the eaves of the enlarged part would be more than 3m, thereby exceeding the limits of sub-paragraph (i). Furthermore, the proposal extends beyond the side elevation of the original dwellinghouse and as it returns to join to the two-storey side extension at its rearmost wall, it would exceed all of 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 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,



Julie Roscoe
Director of Planning, Building Control & Licensing