



Mr Justin Keleghan
JK Technical Services (NW) Ltd
21 Campbell Road
Swinton
Manchester
M27 5QG

Date: 30 September 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.: 127736/PDE/2020

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

Location: 19 Ferndene Road, Manchester, M20 4TN

The above application was submitted to us on 13 August 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 sub-paragraph (j) 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 enquiries of Ordnance Survey data held from 1958, that the rear of the property previously incorporated a small rearward projection; this small rearward projection is typical of the house styles in the locality and some of the original examples can still be found. However, the existing rearward extension forming the kitchen (although annotated as "Dining Room" on Drawing 01 dated 7 August 2020), is not entirely part of the original house and has previously been extended, forming the now larger single storey rear projection.

As a result, the proposed 4m enlargement will extend beyond the wall forming the side elevation of the original rearward projection of the dwellinghouse and as it will be joined to an existing enlargement of the original dwellinghouse, an extension with a width greater than half the width of the original will result. Accordingly, the proposal would not meet the criteria of sub-paragraph (j), as a result of the requirements under sub-paragraphs (ja).

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