MANCHESTER CITY COUNCIL

Planning

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Station House
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WA16 6DN

Date: 13 December 2018

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015
Application No.: 122044/PDE/2018
Description: Prior Approval Notification for the erection of single storey rear extension extending beyond rear wall by 6 metres, a maximum height of 4 metres and height at eaves of 2.8 metres
Location: 1 Brooklyn Avenue, Manchester, M16 0BY

The above application was submitted to us on 4th December 2018. Unfortunately, we are unable to progress your notification for the following reasons.

Having assessed the development, the City Council believes that the proposed extension extends beyond a wall forming a side elevation of the original dwellinghouse, and has a width greater than half the width of the original dwellinghouse. This is contrary to Schedule 2, Part 1, Class A.1(j)(iii) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) and is not therefore permitted development. I refer you to the Permitted development for Householders Technical Guidance April 2017, page 23 - 25 for further clarification.

The proposed extension, would therefore require the submission of a planning application and you should submit 'Householder Application for Planning Permission for works or extension to a dwelling' forms for your application to be considered, the fee for which is currently £206.00.

Should you wish to discuss this matter any further please contact Constance Phillips.

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing