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Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

30 January 2013

Dear Sir/Madam,

Application for Lawful Development Certificate
Proposed Extensions at 26 Cawdor Road, Fallowfield, Manchester

I enclose an application for a Lawful Development Certificate for proposed extension works at 26 Cawdor Road, Fallowfield.

The property is occupied as a small HMO and this will continue after the completion of the extensions. The Council has now accepted that HMOs are classed as dwelling houses for the purpose of the General Permitted Development Order and are therefore entitled to the same permitted development rights. Should any further evidence on this issue be required, I am happy to supply it on request.

The question is therefore whether the proposed extensions fall within the scope of The Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The dormer extensions which partly complete, will be altered in accordance with the submitted drawings to ensure that they fall within class B of the schedule to the Order, being an enlargement of the rear roof slopes, which does not exceed the height of the highest part of the existing roof. The volume of the extensions is less than 40 cu m and they will be set back the required 20cm distance from the eaves and clad in materials of similar construction to the exterior of the existing building.

The previous application for a LDC provided small alterations to set in the rear facing outrigger gable cheek wall and side wall of the dormer on the main roof. Following the consideration of an appeal decision at 15 Browns Road, Waltham Forest, which I attach to the application, it is considered that the current proposal falls within the permitted development rights and should therefore be granted a LDC under s.192 of the T&CPA 1990 as amended.

Once confirmed, the alterations will be completed to ensure that the extensions conform to the details of the certificate.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Stephen Lamb DipTP MRTPI