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

1 April 2013

Dear Sir/Madam,

**Application for Lawful Development Certificate**
**Proposed Ground Floor Extension at 59 Whitby Road, Fallowfield, Manchester**

I enclose an application for a Lawful Development Certificate for a modified ground floor extension at 59 Whitby Road, Fallowfield.

The property is occupied as a HMO and this will continue after the completion of the extension. 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 ground floor extension will be altered to ensure that the resulting extensions fall within class A of the schedule to the Order, by restricting the rear projection to 3m and not covering more than half the external area.

The proposal therefore benefits from permitted development rights and it is requested that a certificate under s.192 of the T&CPA 1990 as amended is issued. Once confirmed, the alterations will be undertaken at an appropriate time to ensure that the extensions conform with the details of the certificate.

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

Yours sincerely

Stephen Lamb DipTP MRTPI