11 Princes Road
Heaton Moor
Stockport
SK4 3NQ
01614326464
07923015503
steveandsallylamb@btinternet.com

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

10 April 2013

Dear Sir/Madam,

Application for Lawful Development Certificate
Proposed Ground Floor and Dormer Extensions at 59 Whitby Road, Fallowfield, Manchester

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

The property is occupied as a 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 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 dormer extensions will be modified to ensure that they comply with the criteria set out in class B of the Order.

The proposals therefore benefit from permitted development rights and it is requested that a certificate under s.192 of the T&CPA 1990 as amended is issued.

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

Yours sincerely

Stephen Lamb DipTP MRTPI