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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 will be altered to ensure that they fall within class B of the schedule to the Order, being an enlargement of the rear roof slope, 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 proposals therefore benefit from permitted development rights and it is therefore 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