Town and Country Planning Act 1990: Section 192
(as amended)

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995: ARTICLE 24

MANCHESTER CITY COUNCIL

DECISION NOTICE

Name and Address of Applicant	Name and Address of Agent
Mr Matthew Corbett 72 Northen Grove Didsbury Manchester M20 2NW	Mr Matthew Mcnulty 11 Whalley Avenue Chorlton Manchester M21 8TU

Part I – Particulars of Application

Date of Application	Application ref. no.
4 November 2009	091640/LP/2009/S2

Certificate of Lawful Development for the erection of a single storey side and rear extension and a dormer window to rear elevation of roof

72 Northen Grove, Didsbury, Manchester, M20 2NW

Part II – Particulars of Decision

Decision **Refused**
Date of Decision **1 December 2009**

Based on the information provided the City Council is not satisfied of the lawfulness of the proposed development at the time of the application and therefore refuses the application for the following reason(s):

Rear Extension

From the evidence available (as indicated on drawings 0919-101 rev b, 0919-103, 0919-201 rev a, 0919-202 rev a and 0919-203 rev a) the proposed rear extension fails to meet the criteria for permitted development as set out in Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 As Amended, in that the extension exceeds the limits prescribed in part (e) (i), (g) and A.2 (a). The enlarged part of the dwellinghouse would extend beyond the rear wall of the original house by more than 3 metres, the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres and as dwellinghouse is on Article 1 (5) land, development is not permitted by Class A as it would consist of or include the cladding of the exterior of the dwellinghouse with render.

Side extension

From the evidence available (as indicated on drawings 0919-101 rev b, 0919-103, 0919-201 rev a, 0919-202 rev a and 0919-203 rev a) the proposed side extension fails to meet the criteria for permitted development as set out in Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 As Amended, in that the extension exceeds the limits prescribed in part A.2 (a) and (b). As the dwellinghouse is on article 1 (5) land, development is not permitted by Class A as it would consist of rendering the exterior to the enlarged part of the dwellinghouse and the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse.

Dormer

From the evidence available (as indicated on drawings 0919-101 rev b, 0919-103, 0919-201 rev a, 0919-202 rev a and 0919-203 rev a) the proposed rear extension fails to meet the criteria for permitted development as set out in Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 As Amended, in that the proposal will result in the alteration to the roof of a dwellinghouse on article 1 (5) land, as prescribed in part (e).

Signed…………

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the First Secretary of State under section 195 of the Town and Country Planning Act 1990.

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.