...NING AND
BUILDING CONTROL
21 FEB 2014

Form for a developer to notify the local planning authority (LPA) that they propose to erect 3m-6m rear extension (on an attached house) or a 4m-8m rear extension (on a detached house):

(i.e. the process set out by condition A.4 of Schedule 2 Part 1 Class A of the GPDO 1995, as amended)

What is the address of the site:

2 DERWENT AVENUE
CHORLTON-CUM-HARDY
M21 7QP.

Please describe the proposed development:

single storey conservatory to rear elevation of property

How far will the extension extend beyond the rear wall of the original house: *(in metres, measured externally)*

4250mm.

What will be the maximum height of the extension: *(in metres, measured externally above natural ground level)*

4000mm

What will be the height of the eaves of the extension: *(metres, measured externally above natural ground level)*

2500mm

Have you included a plan indicating the site and showing the extension: *(this is required by the legislation)*

YES

Please list the addresses of all adjoining premises: *(i.e. any property that shares a boundary with the site)*

4 DERWENT AVENUE
CHORLTON-CUM-HARDY
M21 7QP.

2 HADDON ROAD
CHORLTON-CUM-HARDY
M21 7QU

What is your name:

MALBERN WINDOWS + DOORS

PLANNING AND BUILDING CONTROL
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What is your contact address: *(if applicable, you can write "Same as site address")*

HOLLAND STREET
DENTON
MANCHESTER
M34 3NE

What is your email address: *(if you are content to receive communications electronically)*

carolinekershaw@malbernwindow.co.uk

Important Notes for Developers:

- This form is optional, as the legislation does not require that you submit a form. However, this form has been designed to help ensure that you provide the LPA with the information required by the legislation.
- From the date when the LPA receives your notification (with the information required by the legislation), the LPA has a period of 42 days to notify you of one of the following outcomes:
  - Prior approval is not required.
  - Prior approval is given.
  - Prior approval is refused.
- If prior approval is not required, or if prior approval is given, or if the LPA fails to notify you of one of the above outcomes within 42 days, then this will indicate that the proposed development would comply with condition A.4 of Part 1 Class A of the GPDO 1995 (as amended). It's important to note that this won't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Part 1 Class A. After you receive the decision (or if the LPA fails to notify you within 42 days), if you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Part 1 Class A), then you should submit an (optional) application to the LPA for a Lawful Development Certificate (LDC).
- If prior approval is refused, then this will indicate that the proposed development would not comply with condition A.4 of Part 1 Class A of the GPDO 1995 (as amended). It's important to note that this won't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Part 1 Class A. After you receive the decision, you will have the right to submit an appeal to the Planning Inspectorate.
- It's important to note that if an objection is received from any adjoining premises, then the LPA is required to consider the impact of the proposed development on the amenity of all adjoining premises. If the LPA considers that the information you've submitted is insufficient for them to be able to assess this impact, then they may ask you to submit further information, or they may refuse prior approval on the basis that the information you've submitted fails to demonstrate that the impact would be acceptable. To reduce the likeliness of the latter situation, you may wish to submit further information at this initial stage. In particular, please consider the following:
  - Although the legislation requires you to state the "maximum height" and the "height of the eaves" of the extension, this information by itself doesn't necessarily establish what would be the height of the part of the extension nearest to the adjoining premises. For example, would the extension have a hipped roof or a mono-pitched roof, and if the latter what would be its orientation? Furthermore, would the roof of the extension have raised parapet walls, and if so what would be their height? You may, therefore, wish

to submit further information at this initial stage about the height and design of the roof of the extension.

- As advised by the DCLG "Permitted development for householders - Technical Guidance" document, "height" is measured from the highest part of the surface of the natural ground immediately adjacent to the proposed development. If the natural ground level adjacent to the proposed development is not uniform, then you may wish to submit further information at this initial stage to demonstrate that the figures that you have stated for the "maximum height" and the "height of the eaves" of the extension are based upon the correct interpretation of the term "height".
- To enable the impact of the proposed development on the privacy and overlooking of adjoining premises to be assessed, you may wish to submit further information at this initial stage about any windows and other areas of glazing, including their position and size, whether they would be clear-glazed or obscure-glazed, and whether they would be opening or non-opening.
- To enable the owners and occupiers of the adjoining premises to know what materials would be used for the proposed development, you may wish to submit further information at this initial stage about materials.

- After you submit your notification to the LPA, if you do not receive any correspondence within 2 weeks, then you should contact the LPA to check whether or not they've received your notification, in case it has been lost in the post. Similarly, if you do not receive a written notice from the LPA (i.e. notifying you of the outcome) within 6 weeks from the date that they receive your notification, then you should contact the LPA to check whether or not they've issued a written notice, in case it has been lost in the post.