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

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

6 December 2013

Dear Sir/Madam,

Application for Lawful Development Certificate
Proposed Single Storey Flat Roofed Rear Extension at 66 Cawdor Road, Manchester M14 6LR

I enclose an application for a Lawful Development Certificate for a proposed flat roofed rear extension at the above property.

The property is occupied as a small HMO and this will continue after the completion of the extensions. The Council has 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.

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 falls with class A, being an enlargement with less than 50% coverage of the curtilage of the property, excluding the ground floor area of the original dwelling. It is less than 4m high and does not project more than 3m to the rear of the property. The actual dimensions are 3.4m wide x 1.96m long. The extension will be constructed entirely on the applicant's land.

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