MANCHESTER CITY COUNCIL

Planning

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Date: 27 October 2025

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Application No.: 143972/PDE/2025
Description: Prior notification of proposed larger home extension projecting 5.5m to the rear with a maximum height of 3.3m and a height at eaves of 2.4m
Location: 106 Broadway, Manchester, M40 3WQ

The above application was submitted to us on 15 September 2025.

When assessing the criteria of the larger homes extensions under Schedule 2, Part 1, Class A of the above Order, the proposal must comply with all of the requirements to be permitted development; this includes all conditions, limitations or restrictions.

In paragraph A.1(j) of the Order, development is not permitted where "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse...," and "...(iii) have a width greater than half the width of the original dwellinghouse". A wall forming a side elevation is any wall that cannot be identified as being a front wall or a rear wall.

In the interpretation section of the Order 'original' is stated to mean - (a) in relation to a building, other than a building which is Crown land, existing on 1 July 1948, as existing on that date; (b) in relation to a building, other than a building which is Crown land , built on or after 1st July 1948, as so built…'

It is clear from the aerial photos, that the rear wall of the dwellinghouse is not uniform as it contains an original projection which accommodates a window in a bay arrangement, which comprises two side walls with windows and french style doors at ground floor level. The projection has a hipped roof and other examples are replicated on the properties at either side of the application site and elsewhere on this part of Broadway; there is no indication that this is not an original feature of the dwellinghouse.

The proposed enlargement will extend beyond the north facing side wall of the original bay window and will have a width greater than half the width of the original dwellinghouse.

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

This letter is to be treated as a refusal of this application, in accordance with paragraph A.4(3) of the Order, and as such you have the right of appeal under Section 78 of the Town & Country Planning Act 1990 (as amended). Any such appeal must be submitted using the Planning Inspectorate's website at https://acp.planninginspectorate.gov.uk/ within 12 weeks of the date of this letter.

Alternatively, if you wish to proceed with the proposed extension, you would need to submit an application using the 'Householder Application for Planning Permission for works or extension to a dwelling' forms and pay the required fee.

Should you wish to discuss this matter any further please contact Angelina Ward.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing