MANCHESTER CITY COUNCIL

Planning

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Date: 18 June 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.: 142909/PDE/2025
Description: Prior notification of proposed larger home extension projecting 4m to the rear with a maximum height of 3.6m and a height at eaves of 2.5m.
Location: 3 Dinslow Walk, Manchester, M8 9AP

The above application was submitted to us on 9 May 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". In the interpretation section of the Order the word '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 aerial photos and a review of Ordnance Survey data held from 1951, that the existing rearward projection is an original part of the dwellinghouse, and it is a common feature to other dwellings of the same design in the area. Accordingly, this rearward projection can therefore be said to have formed part of the "original" dwellinghouse for the purposes of the Order.

As a result, the proposed enlargement will extend beyond a wall that forms the side elevation of this original rearward projection and it will have a width greater than half the width of the original dwellinghouse, and the proposal would fail to meet the limitations of sub-paragraph (j).

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