MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Mrs Jouliana Tanous
8 Budsworth Avenue
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Date: 23 May 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.: 142688/PDE/2025
Description: Prior notification of proposed larger home extension projecting 5.9m to the rear with a maximum height of 3.9m and a height at eaves of 2.9m
Location: 37 Bordley Walk, Manchester, M23 0AG

The above application was submitted to us on 14 April 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.

The prior notification procedure is set out in detail at Condition A.4 of the Order and sub-paragraph (2) requires the submission of information by the developer before beginning the development. Furthermore, sub-paragraph (10) states that the development must not begin before the occurrence of one of the following:

(a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;

(b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

(c) the expiry of 42 days following the date on which the information referred to in subparagraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

As the development has already commenced and none of the criteria under sub-paragraph (10) have occurred, 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