



Stephen Leighton
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21 Chandos Road
Manchester
M21 0SS

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.: 142673/PDE/2025

Description: Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 4m and a height at eaves of 2.5m

Location: 23 High Lane, Manchester, M21 9DJ

The above application was submitted to us on 11 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.

In the interpretation section of the Order the word "original" is stated to mean - (a) in relation to a building existing on 1 July 1948, as existing on that date; (b) in relation to a building built on or after 1st July 1948, as so built.

It is clear from aerial photographs and the submitted plans and a review of Ordnance Survey data held from 1955, that the part single/part two storey projection to the side and rear of the property is part of the original dwellinghouse. This projection is set-in from the side elevation of the two-storey frontage of the dwellinghouse, which creates another rear elevation wall to the building.

As such, there are three rear elevation walls in the original dwellinghouse:

- Wall A: to the rear of the single storey rearwards projection;
- Wall B: to the rear of the main part of the two storey dwellinghouse;
- Wall C: to the rear of the two-storey frontage.

In sub-paragraph (g) development is not permitted where the enlarged part of the dwellinghouse "would have a single storey...and extend beyond the rear wall of the original dwellinghouse by more than...8 metres in the case of a detached dwellinghouse."

Page 24 of the 'Permitted development rights for householders - Technical Guidance (September 2019)', sets out that the gap between walls should be taken into account when calculating the length of an extension from the rear elevation.

In this instance, the proposed development projects beyond the side wall of the single-storey part of the outrigger, which in turn creates a front facing wall that is opposite a rear facing wall (Wall C). Whilst the proposed extension will only extend beyond Wall B by 6 metres, it will extend beyond Wall C by 12 metres and will therefore fail to meet the limitations in sub-paragraph (g).

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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing