



Mr V Alyas
Architek
916 Stockport Road
Manchester
M19 3AB

Date: 15 April 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.: 142481/PDE/2025

Description: Prior notification of proposed larger home extension projecting 3.6m to the rear with a maximum height of 3.7m and a height at eaves of 2.65m.

Location: 51 Viscount Street, Manchester, M14 5UH

The above application was submitted to us on 19 March 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 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 a review of Ordnance Survey data held from 1960, that the rear of the property previously incorporated a small rearward projection from the rear of the two storey outrigger that was approximately half the width of the outrigger; the rearward projection was mirrored to the rear of the adjoining property at no. 49. The Ordnance Survey data shows that these small rearward projections were a common feature of these properties on Viscount Street and the surrounding area, but a review of aerial photographs shows that the majority of them have since been removed.

The proposed extension will span the full width of the rear outrigger and will therefore extend beyond a wall that formed the side elevation of the original rearward projection, and then extend beyond what was its rear wall and encompass it; a width greater than half the width of the original dwellinghouse will result 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.

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, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing