

Planning

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Date: 23 January 2025

Dear Sir or Madam,

Class AA, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 141923/P1AA/2025

Description: Prior Approval for the enlargement of a dwellinghouse to allow for the construction of one additional storey to create a two storey dwellinghouse.

Location: 21 Victoria Terrace, Manchester, M12 4LB

SIDE WINDOWS (AA.2.2.B)

The development includes 1no window in each proposed side elevation (2no total) counter to clause AA.2.2.B of Schedule 2, Part 1 of the GPDO 2015.

IMPACT ON THE AMENITY OF ANY ADJOINING PREMISES (AA.2.3.A.I)

The development would create a large two storey massing across the boundary with No.87 Norman Grove having a harmful amenity impact to an adjoining premises counter to AA.2.3.A.i of Schedule 2, Part 1 of the GPDO 2015

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing