MANCHESTER CITY COUNCIL

Planning

Angelina Ward
Telephone: 0161 234 4206
angelina.ward@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Anthony Honeyford
Creative Design
2 Fernlea
Heald Green
Cheadle
SK8 3RB

Date: 7 January 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.: 141668/PDE/2024
Description: Prior notification of proposed larger home extension projecting 3.7m to the rear with a maximum height of 3.87m and a height at eaves of 2.46.
Location: 132 Calve Croft Road, Manchester, M22 5EX

The above application was submitted to us on 4 December 2024.

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 sub-paragraph (k)(i), states that development is not permitted if it would include the construction of provision of a verandah, balcony or raised platform; the proposed development shown in the elevation drawings would include a raised decking from the garden and it is considered that this forms a raised platform that spans almost the whole width of the rear elevation and protrudes into the rear garden.

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