



Mr Chris Rodgers
Guy Taylor Associates
Swan Buildings
20 Swan Street
5-7 High Lane
Manchester
M4 5JW

Date: 12 September 2024

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.: 140680/PDE/2024

Description: Prior notification of proposed larger home extension projecting 4m to the rear, with a maximum height of 4m and a height at eaves of 3m.

Location: 28 Brundretts Road, Manchester, M21 9DB

The above application was submitted to us on 2 August 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 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". 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 the submitted plans and enquiries of aerial photos that the property has an original two-storey rearward projection, the same example of which can be seen at adjacent properties, all appearing with the same rearward projection on Ordnance Survey mapping in 1955. Accordingly, the original rearward projection can therefore be said to form part of the "original" dwellinghouse for the purposes of the Order.

The proposed extension will wrap around the two-storey outrigger at ground floor level and therefore fails to comply with paragraph (j) because it will extend beyond a wall forming a side elevation and have a width that's greater than half the width of the original dwellinghouse.

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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing