MANCHESTER CITY COUNCIL

Planning

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Mr Hamza
Exoterior Ltd
185 Highfield House
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Date: 30 May 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.: 139836/PDE/2024
Description: Prior notification of proposed larger home extension projecting 4.8m to the rear, with a maximum height of 3.7m and a height at eaves of 2.5m.
Location: 203 Wythenshawe Road, Manchester, M23 9DB

The above application was submitted to us on 22 April 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.

On 13 December 2004, under reference 073201/FH/2004/S2, planning permission was granted for "erection of a part two storey, part single storey rear extension to form additional living accommodation"; it is clear from the plans submitted with this proposal, and from aerial photos, that those extensions have been completed.

This proposal will be joined to the existing enlargement of the dwellinghouse and as such the total enlargement (i.e. the proposed extension, taken together with the previous extension to which it will be joined), must be considered.

In paragraph A.1(ja) of the Order, development is not permitted where "any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)".

The proposed extension attaches to an existing extension, and the total enlargement to the dwelinghouse will have more than a single storey and extend beyone the rear wall of the original dwellinghouse by more than 3m, thereby exceeding the limits in sub-paragraph (h).

In addition, the enlarged part of the dwellinghouse would be within 2 metres of a boundary to the curtilage and the height of the eaves of will exceed 3 metres, thereby exceeding the limits in sub-paragraph (i).

Accordingly, the proposal would not meet the criteria of Schedule 2, Part 1, Class A, as a result of the requirements under sub-paragraph (ja). The proposal does not satisfy all 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