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Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

9th April 2024

Dear Sir/Madam,

Application for Lawful Development Certificate for Proposed Development
Rear dormer extension and single storey rear extension at 72 Braemar Road, Manchester M14 6PU

I enclose an application for a Lawful Development Certificate for a proposed roof and ground floor rear extension at 72 Braemar Road, Fallowfield.

The property is a small HMO and the Council accepts that HMOs are classed as dwelling houses for the purpose of the General Permitted Development Order and are therefore entitled to the same permitted development rights.

The question is therefore whether the proposed extensions fall within the scope of The Town & Country Planning (General Permitted Development) (England) Order 2015.

The dormer extension falls within class B of the schedule to the Order, being an enlargement of the rear roof slope of the main roof and side slope of the outrigger. The dormer extension does not exceed the height of the highest part of the existing roof. The volume of the extension is less than 40 cu m and is set back more than the required 20cm distance from the eaves. The side window will be obscure glazed with non-opening windows below1.7metres above the floor of the room in which the window is installed.
The dormer extension will be completed using cladding which is of a similar appearance to existing building. As such the dormer extension falls within a class B and is therefore permitted.

The single storey extension projects less than 3m from the original rear wall of the property and will be less than 4m in height. It does not cover more than 50% of the outside area of the curtilage, as demonstrated by the site plan showing the measurements and calculations. As such the rear extension falls within class A is therefore permitted.

Should you require any further information, please do not hesitate to contact me, otherwise I look forward to your confirmation of the lawfulness of the proposed development.

Yours sincerely

Stephen Lamb DipTP MRTPI

Planning Consultant