MANCHESTER CITY COUNCIL

Planning

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Date: 1 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.: 139578/PDE/2024
Description: Prior notification of proposed larger home extension projecting 4.5m to the rear, with a maximum height of 4m and a height at eaves of 2.9m.
Location: 49 Crimsworth Avenue, Manchester, M16 0EB

The above application was submitted to us on 20 March 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(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)". In sub-paragraph (j) 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 existing on 1 July 1948, as existing on that date; (b) in relation to a building built on or after 1st July 1948, as so built.

It is clear from the submitted plans and a review of the Ordnance Survey data held from 1950, that the rear of the property previously incorporated a small rearward projection; this is common to other dwellings of the same design in the area. However, this rearward projection was subsequently extended and the proposal will be joined to this existing enlargement of the original dwellinghouse. As such the total enlargement (i.e. the proposed extension, taken together with the previous extension to which it will be joined), will encompas the original rear ward projection, extend beyond a side wall and be more than half the width of the original house.

Accordingly, the proposal would not meet the criteria of sub-paragraph (j), as a result of the requirements under sub-paragraphs (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