

Planning

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Mr Neill Murray
Summit Conservatory Deesign Ltd
12 Crofters Meadow
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Date: 23 January 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.: 138846/PDE/2023

Description: Prior notification of proposed larger home extension projecting 4m to the rear, with a maximum height of 3.5m and a height at eaves of 2.6m

Location: 6 Hurstbourne Avenue, Manchester, M11 4JN

This application was submitted to us on 15 December 2023.

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.

Condition A.3 of the Order states: "Development is permitted by Class A subject to the following conditions - (a) that materials used in any exterior work (other than materials used in the construction of a conservatory) must be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse."

It is clear from the submitted plans that the proposed roof materials will consist of a grey panelled frame and white PVCu glazing; the external materials of the walls are to be matching facing brick. The existing dwellinghouse features a grey, tiled roof and, as such, the application of a grey panelled frame and white PVCu glazed roof to the proposed extension would mean that it would not be constructed from materials that are of a similar appearance to the existing 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 requisite fee, which is currently £206.

Should you wish to discuss this matter any further please contact Angelina Ward.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing