



Andrew Gaskell  
2 Atlas Fold  
Bury  
BL8 1PD

Date: 26 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.:** 138847/PDE/2023

**Description:** Prior notification of proposed larger home extension projecting 6m to the rear, with a maximum height of 2.7m and a height at eaves of 2.7m

**Location:** 6 Heyscroft Road, Manchester, M20 4XL

The above application was submitted to us on 18 December 2023.

On 20 December 2023, pursuant to paragraph A.4(8) of the Order you were asked to submit further information regarding the proposed development in order for the Council to determine the application. The submitted site plan is a combination of digital media and a hand drawn indication of the proposed extensions, but it is not possible to scale accurately from the plan to assess the full extent of the proposal, you were therefore asked to provide detailed scaled plans showing each of the elevations of the extension.

On 21 December 2023, an additional site plan was provided, but this showed that the two extensions will be joined, you were again asked to provide scaled elevation drawings as previously requested, including roof detail. You advised in an email the same day that the proposed extensions were indicated by dotted lines.

On 27 December 2023, you were advised that the two plans submitted on 21 December have the same reference and revision number as originally uploaded, although the width of one extension had been amended and annotated. You were asked if these were to be treated as replacements to those plans rather than additional information? No response was provided.

In addition, you were advised that the proposed plan appears a little confusing as it indicates that the original extensions are to be retained and that the two proposed extension will be joined to each other, save for a gap for part of the rearward projection. You were again requested to provide scaled elevation drawings, including roof details. This information has not been submitted.

In paragraph A.4(3) of the Order it states:

The local planning authority may refuse an application where, opinion of the authority - (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Unfortunately, as no further information has been provided, I'm not content that I am able to establish from the information supplied, whether the proposed development complies with the conditions and limitations of the Order, therefore we are unable to progress your application under the larger homes scheme.

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 £258.

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