



Andrew Gaskell  
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Date: 3 October 2023

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.:** 137477/PDE/2023

**Description:** Prior notification of proposed larger home extension projecting 6m to the rear, with a maximum height of 3m and a height at eaves of 3m

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

The above application was submitted to us on 3 July 2023, and made valid on 12 September 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.

It is clear from aerial photographs and the submitted site plans that the dwellinghouse has been previously extended with the addition of a full-width single storey rear extension, which extends by approximately 3.5m from the rear elevation of the original dwellinghouse. A Building Regulations application was submitted to the Council for this single storey rear extension on 5 March 2008 (our ref: FP/08/69057) and aerial photographs show that it had been built by June 2009.

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 (g) development is not permitted where the enlarged part of the dwellinghouse "would have a single storey...and extend beyond the rear wall of the original dwellinghouse by more than...6 metres in the case of any other dwellinghouse..." (i.e. any dwellinghouse that isn't detached).

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.

In this instance, the proposed extension will be attached to an existing single storey rear extension. As a result, the total enlargement (i.e. the proposed extension, taken together with the previous extension to which it will be joined) will extend beyond the rear elevation of the original dwelling by more than 6 metres. In addition, it is clear from aerial photos and a review of Ordnance Survey data held from 1958, that the rear of the property originally incorporated a small rearward projection; this is common to other dwellings of the same design in the area. The total enlargement incorporates this small rearward projection and will extend beyond a side wall and have a width greater than half the width of the original dwellinghouse.

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

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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe  
Director of Planning, Building Control & Licensing