



Talat Zeria
HSH Engineering Design Service Ltd
428 Cheetham Hill Road
Manchester
M8 9LE

Date: 9 June 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.: 136920/PDE/2023

Description: Prior notification of proposed larger home extension projecting 5m to the rear, with a maximum height of 2.7m and a height at eaves of 2.4m

Location: 38A Alms Hill Road, Manchester, M8 0BN

The above application was submitted to us on 3 May 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. Part 1, Class A of the Order confers permitted development rights for the enlargement, improvement or other alteration of a single dwellinghouse.

In this instance, it is clear from the submitted plans that the proposed extension would encroach over the boundary with No. 38 and would not be built solely within the curtilage of 38A Alms Hill Road and, as such, would require planning permission.

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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing