



Mr Talha Siddiqui
Fiveways House
Stockport
SK7 6DG

Date: 17 July 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.: 137240/PDE/2023

Description: Prior notification of proposed larger home extension projecting 3.2m to the rear, with a maximum height of 2.9m and a height at eaves of 2.65m

Location: 7 Bankfield Avenue, Manchester, M13 0YQ

The above application was submitted to us on 7 June 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.

In paragraph A.1(j) of the Order, 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".

It is clear from the submitted plans and enquiries of aerial photos that the property has an original, single-storey rearward projection to the rear of the two storey outrigger, which is typical of this house style in the locality and an obvious original element of the dwellinghouse.

If this proposal were to be constructed, it would extend beyond the rear of the two-storey outrigger by more than 3m and encompass the original single storey projection, which means that it will extend beyond a side elevation of the original dwellinghouse. The width of the proposed development is more than half the width of the original dwellinghouse and will therefore fail to meet the limitations of sub-paragraph (j) above.

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