



Mr Duncan Mercer
Concise Architectural Design Services
Sterling House
2-6 Market Place
Manchester
M46 0EG

Date: 19 April 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.: 136671/PDE/2023

Description: Prior notification of proposed larger home extension projecting 4.5m to the rear, with a maximum height of 3.7m and a height at eaves of 2.7m

Location: 89 Farnborough Road, Manchester, M40 7WF

This application was submitted to us on 31 March 2023.

When assessing the criteria of the larger homes extensions scheme 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(e)(i) of the Order, development is not permitted where the enlarged part of the dwellinghouse would extend beyond a wall which forms the principal elevation of the original dwellinghouse.

In the interpretation section of the Order, the word 'original' is stated to mean "...in relation to a building, other than a building which is Crown land, built on or after 1st July 1948, as so built..."

The General Issues section of the 'Permitted Development rights for householder - Technical Guidance (September 2019)' states, in relation to the principal elevation, that: "...in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house. There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation."

The application property forms part of a row of terraced houses between 83 and 93 Farnborough Road, and when they were first built the principal elevations faced Shetland

Road. In October 2006, the Council granted planning permission for the redevelopment and renovation of the Miles Platting neighbourhood area, and as part of those works the principal elevations of this row of properties were switched so that they faced Farnborough Road. This can be seen in Google Streetview images from July 2008, which show the entrance doors, letterboxes, driveways, etc. for this row of houses within the elevation fronting onto Shetland Road. By contrast, the Farnborough Road frontage comprises 1.8m high close-boarded, timber fencing and access gates, typical of a boundary treatment for rear gardens. By August 2012, the entrance doors, letterboxes, driveways, etc. had been switched to the Farnborough Road frontage and the close-boarded timber fences replaced with low-rise, metal railings. The Shetland Road frontage featured 2m high close-boarded timber fencing and access gates.

Given the above, in the case of 89 Farnborough Road, whilst the current principal elevation fronts onto Farnborough Road, when the property was first built, the principal elevation fronted onto Shetland Road; notwithstanding the permission granted in October 2006, the principal elevation of the original dwellinghouse is that frontage.

The proposed extension will project beyond what is the current rear elevation, this based on the revision of the property address and layout, but it means that it fails to comply with the Order because it will extend beyond a wall that formed the principal elevation of the original dwellinghouse. An application for planning permission is therefore 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 Matthew Kilsby.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing