



Mr Karim
58 Rectory Lane
Manchester
M25 1BL

Date: 21 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.: 136529/PDE/2023

Description: Prior notification of proposed larger hom extension projecting 5.3m to the rear, with a maximum height of 3m and a height at eaves of 2.6m

Location: 13 Arthog Road, Manchester, M20 6HR

The above application was submitted to us on 14 March 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"; a wall forming a side elevation is any wall that cannot be identified as being a front wall or a rear wall. In the interpretation section of the Order the word 'original' is stated to mean - (a) in relation to a building, other than a building which is Crown land, existing on 1 July 1948, as existing on that date; (b) in relation to a building, other than a building which is Crown land, built on or after 1st July 1948, as so built.

It is clear from aerial photos and a review of Ordnance Survey data held from 1957, that the rear of the property previously incorporated a small rearward projection; this is common to other dwellings of the same design in the area. However, the property has already been the subject of a kitchen extension around July 1993 which has encompassed this original rearward projection; the existing extension is shown on the submitted site plan and the proposal is shown as being joined to this existing enlargement of the original dwellinghouse. The total enlargement (i.e. the proposed extension, taken together with the previous extension to which it will be joined), will extend beyond the side wall of what was the original rearward projection and an extension with a width greater than half the width of the original dwellinghouse will result.

Accordingly, the proposal would not meet the criteria of sub-paragraph (j), as a result of the requirements under sub-paragraphs (ja). The proposal does not satisfy all 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