



Mr Joseph Chelms
JC Design
Suite 2
Park Gates
Salford
M25 0JW

Date: 26 January 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.: 135886/PDE/2022

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: 26 Huntley Road, Manchester, M8 4JF

The above application was submitted to us on 22 December 2022.

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(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)".

On 24 March 2011, under reference 095328/FH/2011/N1, planning permission was granted for a "Erection of part side part rear single storey extension to create additional living accommodation". It is clear from the submitted plans and aerial photos, that this extension has been constructed. The proposal will be joined to the existing enlargement of the original dwellinghouse and as such the total enlargement (i.e. the proposed extension, taken together with the previous extension to which it will be joined), will extend beyond a side wall and be more than half the width of the original house.

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