



Mr Mike Ruaux
18 Gresley Avenue
Horwich
BL6 5TQ

Date: 28 March 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.: 136525/PDE/2023

Description: Prior notification of proposed larger home extension projecting 4m to the rear, with a maximum height of 3.25m and a height at eaves of 2.25m

Location: 35 Rhine Drive, Manchester, M8 8YF

This application was submitted to us on 9 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.

The proposal is stated as a "Conservatory extension" and it is clear from the submitted plans that the proposed materials will consist of glazing and white PVCu cladding with a glass roof which would be typical of a conservatory.

Condition A.3(a) of the Order states that, "the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse". In this case the elevations of the existing dwellinghouse is constructed from red brick and grey tiling. The application of a glass roof to the proposed extension would mean that it would not be constructed from materials of a similar appearance to the existing dwellinghouse.

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