



Mr Yoni Mechlowitz
Debtal Architecture Ltd
72 Bury New Road
Manchester
M25 0JU

Date: 9 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.: 136195/PDE/2023

Description: Prior notification of proposed larger home extension projecting 5.6m to the rear with a maximum height of 3m and a height at eaves of 2.8

Location: 55 Edilom Road, Manchester, M8 4HY

The above application was submitted to us on 31 January 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(i) of the Order, development is not permitted where "the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres".

The 'Permitted Development rights for householders - Technical Guidance' (September 2019), sets out that the eaves height for a flat roof "...is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof - the overhang and the parapet wall should be ignored for the purposes of measurement."

In this case, and notwithstanding the stated dimensions on the submitted application forms, the height of the eaves will be 3.1m and the proposed extension is sited within 2m of the shared boundary with 53 and 57 Edilom Road. Accordingly, the proposal would not meet the criteria of sub-paragraph (i). 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