



Mrs Sharon Thomas
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39 Fleet Street
Liverpool
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Date: 20 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.: 136242/PDE/2023

Description: Prior notification of proposed larger home extension projecting 3.79m to the rear, with a maximum height of 3.5m and a height at eaves of 3m

Location: 4 Ruabon Road, Manchester, M20 5LW

The above application was submitted to us on 6 February 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.

On 29 November 1993, under reference 044457/FH/SOUTH1/93, planning permission was granted for "Extensions at first floor level of dwellinghouse to form additional bedroom, extended second bedroom, separate toilet and new bathroom"; it is clear from the plans submitted with this proposal, and from aerial photos, that those extensions have been completed.

This 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), must be considered.

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 subparagraphs (e) to (j)". In the interpretation section of the Order the word "original" is stated to mean - (a) in relation to a building existing on 1 July 1948, as existing on that date; (b) in relation to a building built on or after 1st July 1948, as so built.

If this additional rearward proposal were to be constructed, it would extend beyond the rear wall of the original dwellinghouse by more than 3m, but as it will also join to the existing two-storey rear extension, as approved under the above planning permission, the

total enlargement of the house consists of more than one storey, thereby failing to meet the limits in sub-paragraph (h).

Furthermore, the enlarged part of the dwellinghouse (the proposed extension and the previous extension) would be within 2 metres of the boundary of the curtilage of the dwellinghouse, i.e. that boundary with No.2 Ruabon Road, and the height of the eaves of the total enlargement would exceed 3 metres, thereby failing to meet the limits in sub-paragraph (i).

Accordingly, the proposal would not meet the criteria of Schedule 2, Part 1, Class A, as a result of the requirements under sub-paragraph (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.

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