



Mr Kieran Hibbs
Kieran Hibbs Architecture
27 Pioneer Road
Macclesfield
SK11 7ZB

Date: 20 February 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.: 135888/PDE/2022

Description: Prior notification of proposed larger home extension projecting 5.05m to the rear with a maximum height of 3.10m and a height at eaves of 3m

Location: 54 Mottershead Road, Manchester, M22 9GN

The above application was submitted to us on 23 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(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".

It is noted that the proposed enlargement has a sloping roof, but with a pitch of less than 10 degrees to the horizontal, it is defined as a flat roof. 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, the height of the eaves will be 3.1m, at the top of the slight pitch. 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