



Ms Susie Morris  
Prospetti  
The Studio Moss Lodge  
Moss Lane  
Knutsford  
WA16 0TA

Date: 28 December 2022

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.:** 135586/PDE/2022

**Description:** Prior notification of proposed larger home extension projecting 5.73m to the rear with a maximum height of 3.85m and a height at eaves of 3m

**Location:** 14 Abberton Road, Manchester, M20 1HU

The above application was submitted to us on 11 November 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)". In sub-paragraph (j) development is not permitted where "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse..." and "... (iii) have a width greater than half the width of the original dwellinghouse". 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.

On 10 July 2006, under reference 079542/FH/2006/S1, planning permission was granted for a "first floor rear extension to form additional living accommodation". It is clear from the submitted plans and current aerial photos, that this extension has been constructed and the proposal will be joined to this existing enlargement. The original dwelling consisted of a rear outrigger and the total enlargement original (i.e. the proposed extension, taken together with the previous extension to which it will be joined), will extend beyond a side wall of the original outrigger and be more than half the width of the original house. Furthermore, the total enlargement will be sited within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves will exceed 3m. The total enlargement will also have more than a single storey and project beyond the rear wall of the original dwellinghouse by more than 3m.

Accordingly, the proposal would not meet the criteria of sub-paragraphs (h), (i) and (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