



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Lee Miley
56 Hallwood Road
Manchester
M23 1BY

Date: 31 August 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.: 134494/PDE/2022

Description: Prior notification of proposed larger home extension projecting 2.93m to the rear with a maximum height of 3.75m and a height at eaves of 2.70m

Location: 43 Prinknash Road, Manchester, M22 0FE

The above application was submitted to us on 22 July 2022.

Unfortunately, we are unable to progress your application under the larger homes scheme as this applies to development permitted by Class A which exceeds the limits in paragraph A.1(f), but is allowed by paragraph A.1(g).

If you wish to proceed with the extension and are seeking confirmation that planning permission would not be required, you would need to submit an application for a "Lawful Development Certificate for a Proposed use or development" and pay the requisite fee, which is currently £103.

This letter is not a refusal under Schedule 2, Part 1, paragraph A.4(3) of the Order as the prior notification process is not available to you under the Order for the development proposed; as such there is no right of appeal under Section 78 of the Town & Country Planning Act 1990 (as amended).

The fee paid for this application will be refunded.

Should you wish to discuss this matter any further please contact Angelina Ward.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

