



MANCHESTER
CITY COUNCIL

Planning

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Mrs E Caunce
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The Oaks
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Date: 7 November 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.: 135086/PDE/2022

Description: Prior notification of proposed larger home extension projecting 3.94m to the rear with a maximum height of 3.63m and a height at eaves of 2.61m

Location: 14 Toddbrook Close, Manchester, M20 1NB

The above application was submitted to us on 28 September 2022.

Unfortunately, we are unable to progress your application under the larger homes scheme as the property does not benefit from permitted development rights, this as set out under Article 3(4) of the 2015 Order, because these rights have been removed by way of condition.

Under Condition 5 of 113937/MO/2016, approved 15 December 2022 which relates to the construction of the original housing development, it states that, "...no extensions or additional development; shall be erected other than those expressly authorised by this permission". As such planning permission is required for the proposed extension, and it cannot be determined under the neighbour consultation scheme for the larger home extensions.

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.

This letter is not a refusal under Schedule 2, Part 1, paragraph A.4(3) of the Order as permitted development rights are not available to you under the Order; 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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing