



Sajjad Maqsood
145 Parsonage Road
Manchester
M20 4NL

Date: 10 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.: 134297/PDE/2022

Description: Prior Notification for a proposed Larger Home Extension projecting 6m to the rear, with a maximum height from ground level 3m and eaves height of eaves 3m

Location: 145 Parsonage Road, Manchester, M20 4NL

The above application was submitted to us on 5 July 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.

On 1 October 2019, under reference 124489/FH/2019, planning permission was granted for "erection of a part single, part two-storey rear extension to provide additional living accommodation". On 11 November 2020, the Council received notification of completion of the development from the appointed Approved Inspector for Building Regulations.

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)".

If this additional rearward proposal were to be constructed, it would extend beyond the rear wall by more than 3m, but also join to the part single, part two-storey rear extension approved under the above planning permission; at this point the total enlargement of the house would then consist of more than one storey, thereby exceeding 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, and the height of the eaves of the enlarged part would exceed 3 metres, thereby exceeding the limits in 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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing