



Planning

Angelina Ward
Telephone: 0161 234 4206
angelina.ward@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Dawn Winterbottom
Plans Drawn
4 Swallow Close
Stalybridge
SK15 3LU

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.: 135070/PDE/2022

Description: Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 3.2m and a height at eaves of 2.45m

Location: 28 Crab Lane, Manchester, M9 8WB

The above application was submitted to us on 27 September 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. Paragraph (g) states that the larger homes extensions scheme is available "...for a dwelling house not on article 2(3) land nor on a site of special scientific interest..."

Schedule 1, Part 1 of the above Order sets out Article 2(3) land as:

Land within—

- (a) an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas);
- (b) an area of outstanding natural beauty;
- (c) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside);
- (d) the Broads;
- (e) a National Park; and
- (f) a World Heritage Site.

28 Crab Lane is situated within the Crab Lane Conservation Area 1983, which is Article 2(3) land for the purposes of the above Order; 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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing