



Planning

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Mr T Cousins
7 Hyldavale Avenue
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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.: 134508/PDE/2022

Description: Prior notification of proposed larger home extension projecting 3.5m to the rear with a maximum height of 4m and a height at eaves of 2.5m

Location: 128A Stancliffe Road, Manchester, M22 4PR

The above application was submitted to us on 25 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 of the Order to be permitted development; this includes all conditions, limitations or restrictions.

In Article 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the definition of a dwellinghouse does not include a building containing one or more flats, or a flat contained within such a building; a flat is further defined as a separate and self-contained set of premises constructed or adapted for use for the purpose of a dwelling and forming part of a building from some other part of which it is divided horizontally.

As the proposal relates to a flat, it would not satisfy the definition of dwellinghouse as set out in the Order and as such the permitted development right under Schedule 2, Part 1, Class A would not apply in this instance and an application for planning permission is required.

This letter is not a refusal 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 has been refunded.

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

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing