



Mr Sohail Musa
12 Jessie Street
Bolton
BL3 5PE

Date: 21 June 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.: 133503/PDE/2022

Description: Prior notification of proposed larger home extension projecting 5.83m to the rear with a maximum height of 2.955m and a height at eaves of 2.605m

Location: 23 Springfield Avenue, Manchester, M8 5QD

This application was submitted to us on 7 April 2022 and subsequently made valid on 30 May 2022.

Planning permission for the erection of the property was granted on 7 January 2004 as part of a wider development scheme for the erection of 87 apartments and 68 houses (ref: 069020/FO/2003/N1). According to the Council Tax records, the property was first occupied in February 2006.

An inspection of the approved plans reveals that the land to the rear of the property, where the proposed large homes extension is to be built, was originally hard-surfaced and was not part and parcel of the domestic curtilage of the property. On the ground floor of the property was an integral garage and one parking space was marked in front of the garage on the hard-surfaced area. Google Earth and Streetview images show that this was the situation in June 2009, three years after the property was first occupied.

By May 2014 a fence had been erected around part of the area to the rear, which now forms the private amenity space of the property, but the area was not fully enclosed as access was still required for the integral garage and the parking space. Subsequently, the integral garage was converted into a habitable room and double doors installed on the rear elevation to replace the garage door. According to the Council's Building Control records, this work was completed on 11 January 2018 (our ref: DALBN/15/01435). Google Earth images suggest that at that point the area to the rear of the property was fully enclosed and put to use as a private amenity space.

It appears to the Council that the enclosure and change of use of the land to the rear of the property to form an extension to the domestic curtilage, took place within the last ten years. There is no record of planning permission being granted for this change of use and it is therefore unauthorised. Having taken place within the last ten years, the land to the

rear of the property does not benefit from Permitted Development rights and therefore the larger homes extension scheme is not available to the applicant.

If you wish to proceed with the proposed extension, you would need to submit an application for the change of use of the land to the rear to form an extension to the domestic curtilage of the property, together with the erection of a single storey rear extension. The fee for such an application is £462.

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 the applicant 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 Matthew Kilsby.

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