



Planning

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Philip Holmes
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Date: 10 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.: 133953/PDE/2022

Description: Prior notification of proposed larger home extension projecting 4.5m to the rear with a maximum height of 4m and a height at eaves of 3m

Location: 295 Barlow Road, Manchester, M19 3JF

The above application was submitted to us on 27 May 2022.

295 Barlow Road was constructed recently after planning permission was granted on 17 June 2015 for the erection of 8, four bedroom, 2-storey houses (with roof space accommodation) with associated landscaping and boundary treatment (ref: 107336/FO/2014/N2). A subsequent planning permission, granted on 20 April 2016, varied condition 2 attached to the 2015 permission to allow external elevation and internal layout alterations, reconfiguration of roof and repositioning of vehicular and pedestrian access points (111101/JO/2016/N2). Condition 8 attached to both planning permissions states:

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions shall be erected other than those related to each phase of the residential elements of the development hereby authorised.

The above condition has removed Permitted Development rights for the erection of extensions at 295 Barlow Road and, as such, the larger homes schemes is not available and planning permission will be required for the proposed development.

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 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