

11 Princes Road
Heaton Moor
Stockport
SK4 3NQ



Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

14th January 2026

Dear Sir/Madam,

**Application for Lawful Development Certificate for Proposed Development
Rear dormer extension and two single storey rear extensions at 8 Eileen
Grove, Manchester, M14 5WE**

I enclose an application for a Lawful Development Certificate for proposed roof and ground floor rear extensions at 8 Eileen Grove, Manchester.

The property is lawfully occupied as a small HMO for which a lawful development certificate was issued on 30 July 2025 (Application No. 143595/LE/2025) and this will continue after the completion of the extensions. The Council accepts that HMOs are classed as dwelling houses for the purpose of the The Town & Country Planning General Permitted Development Order and are therefore entitled to the same permitted development rights.

The question is therefore whether the proposed extensions fall within the scope of The Town & Country Planning (General Permitted Development) (England) Order 2015 as amended.

Dormer Extension

The dormer extension falls within class B of the schedule to the Order, being an enlargement of the rear slope of the main roof and two-storey outrigger. The dormer extension does not exceed the height of the highest part of the existing roof. The volume of the extension is approximately 30 cu m, which is well below the 40 cu m volume permitted. The dormer extension is set back more than the required 20cm distance from the eaves. The extension will be completed using grey slate cladding of a similar appearance to existing roof of the property.

As such the dormer extension falls within a class B of the 2015 Order and is therefore permitted.

Single Storey Extensions

The two separate and unattached single storey extensions project less than 3m from the original rear wall of the property and will be less than 4m in height. The width of both of these extensions (1.51m and 2.1m respectively) does not exceed more than 50% of the width of the property, which measures 4.603m. In combination they do not cover more than 50% of the outside area of the curtilage, as demonstrated by the calculations on the proposed plans. The ground floor extensions will be completed in facing brickwork of similar appearance to the original building.

As such the rear extension falls within class A of the 2015 Order and is therefore permitted.

Should you require any further information, please do not hesitate to contact me, otherwise I look forward to your confirmation of the lawfulness of the proposed development.

Yours sincerely

Stephen Lamb DipTP MRTPI

Planning Consultant