



Mr Saghir Hussain
Create It Studio Architects
3 Stevenson Square
Manchester
M1 1DN

Date: 22 December 2025

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.: 144545/PDE/2025

Description: Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 4m and a height at eaves of 3m.

Location: 66 Saddlecote Close, Manchester, M8 5EG

The above application was submitted to us on 17 November 2025.

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.

In addition, Section 55 of the Town and Country Planning Act 1990 (as amended) defines development as "...the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land." Whilst there is a lack of a description of what constitutes an "engineering operation" in Section 55 of the Act, in practice it applies to activities altering the profile of land by excavation, embanking or tipping, or alternatively those which change the character of the surface of land.

In this instance, at 6m long the proposed extension will extend beyond the existing retaining wall and, as part of the development, significant volumes of material will need to be excavated from the rear garden, before the construction of a new retaining wall.

There is no class of the GPDO that permits the carrying out of an engineering operation within the curtilage of a dwellinghouse and, as such, the proposed development requires planning permission.

This letter is to be treated as a refusal of this application, in accordance with paragraph A.4(3) of the Order, and as such you have the right of appeal under Section 78 of the Town & Country Planning Act 1990 (as amended). Any such appeal must be submitted using the Planning Inspectorate's website at <https://acp.planninginspectorate.gov.uk/> within 12 weeks of the date of this letter.

Alternatively, 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 required fee.

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