MANCHESTER CITY COUNCIL

Planning

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Mr Andrew Darbyshire
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5 Wessex Close
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Date: 5 February 2026

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.: 144915/PDE/2026
Description: Prior notification of proposed larger home extension projecting 3.6m to the rear with a maximum height of 3.6m and a height at eaves of 2.4m.
Location: 24 Plowden Road, Manchester, M22 1QY

The above application was submitted to us on 9 January 2026.

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 paragraph A.1(j) of the Order, development is not permitted where "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse...," and "...(iii) have a width greater than half the width of the original dwellinghouse"; a wall forming a side elevation is any wall that cannot be identified as being a front wall or a rear wall. In the interpretation section of the Order "original" is stated to mean - (a) in relation to a building existing on 1 July 1948, as existing on that date; (b) in relation to a building built on or after 1st July 1948, as so built.

It is clear from aerial photos and a review of Ordnance Survey data held from 1960, that the property incorporated a rearward projection when it was built, which still exists; there are other examples of the same projection to the rear of other properties in the immediate area. Accordingly, this rearward projection can therefore be said to have formed part of the "original" dwellinghouse for the purposes of the Order.

The submitted drawings show that this original projection will be demolished as part of the proposed development. However, the development will still extend beyond a wall that formed the side elevation of this original rearward projection and it will have a width greater than half the width of the original dwellinghouse. As such the proposal would fail to meet the limitations of sub-paragraph (j).

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

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,

Julie Roscoe
Director of Planning, Building Control & Licensing