MANCHESTER CITY COUNCIL

Planning

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Mr Karim
58 Rectory Lane
Manchester
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Date: 15 January 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.: 144568/PDE/2025
Description: Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 2.9m and a height at eaves of 2.5m.
Location: 35 Anson Road, Manchester, M14 5DA

The above application was submitted to us on 4 December 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 the interpretation section of the Order the word "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 a review of Ordnance Survey data from 1950 and 1965 that the large, L-shaped rear extension was erected after 1 July 1948 and as such cannot be considered to be an original part of the dwellinghouse. However, there is a smaller and central outrigger, which projects from the rear elevation, that is considered to be an original part of the dwellinghouse.

In paragraph A.1(ja) of the Order, development is not permitted where "any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)".

In sub-paragraph (g), a larger homes extension is not permitted where the enlarged part will "extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse cannot extend beyond the rear wall of any other dwellinghouse".

In sub-paragraph (j) 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".

The proposal will be joined to the L-shaped rear extension, which is an existing enlargement of the original dwellinghouse ,and as such the total enlargement (i.e. the proposed extension, taken together with the previous extension to which it will be joined), will extend by more than 6 metres beyond the rear wall of the original dwellinghouse. In addition, the total enlargement will wrap around the original outrigger at ground floor, and therefore extend beyond a side wall and be more than half the width of the original house.

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