MANCHESTER CITY COUNCIL

**Planning**

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Mr Daniel Gent
6 Willow Way
Manchester
M20 6JS

Date: 1 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.:** 144237/PDE/2025
**Description:** Prior notification of proposed larger home extension projecting 8m to the rear with a maximum height of 4.5m and a height at eaves of 4m
**Location:** 17 Spath Road, Manchester, M20 2QT

The above application was submitted to us on 3 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 paragraph A.1(g) of the Order, development is not permitted where "the enlarged part of the dwellinghouse would have a single storey and… (ii) exceed 4 metres in height". In paragraph A.1(j)(i) of the Order, development is not permitted if the "enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse and exceed 4 metres in height.

In this instance, it is clear from the submitted plans that the proposal would not comply with sub-paragraph (g), as the overall roof height of the extension, measured externally, would exceed 4m. A review of Ordnance Survey data held from 1955, shows that the existing rearward projection is an original part of the dwellinghouse. The proposed extension will extend beyond a side elevation of this rearward proection and have a height greater than 4m and will therefore fail to comply withsub-paragraph (j)(i).

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