MANCHESTER CITY COUNCIL

Planning

Angelina Ward
Telephone: 0161 234 4206
angelina.ward@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr D Mercer
Concise Architectural Design Services
Sterling House
2-6 Market Place
Atherton
M46 0EG

Date: 5 November 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.: 144132/PDE/2025
Description: Prior notification of proposed larger home extension projecting 5.9m to the rear with a maximum height of 3.45m and a height at eaves of 2.4m.
Location: 59 Crowden Road, Manchester, M40 5RN

The above application was submitted to us on 14 October 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(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)".

On 8 July 2005, under reference 075757/FH/2005/N1, planning permission was granted for a "two storey rear extension to form additional living accommodation". It is clear from the submitted plans and current aerial photos, that this extension has been constructed. The proposal will be joined to the 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:

- have more than a single storey and extend beyond the rear wall of the original dwelling house by more than 3 metres;
- be within 2 metres of the boundary of the curtilage of the dwellinghouse and have an eaves height that exceeds 3 metres

Accordingly, the proposal would not meet the criteria of sub-paragraphs (h) and (i) of the Order, as a result of the requirements under sub-paragraphs (ja). The proposal does not satisfy all 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