PERMITTED DEVELOPMENT CALCULATION NOTE

Rear extension projection from original rear wall: 3.0m

Maximum permitted rear projection for semi-detached dwellinghouse under Class A: 3.0m

Calculation:
3.0m proposed projection ≤ 3.0m permitted projection

Maximum height of extension adjacent to boundary: approx. 3.0m

Permitted maximum height within 2.0m of boundary: 3.0m

Calculation:
3.0m proposed height ≤ 3.0m permitted height

Eaves height: approx. 2.525m

Permitted maximum eaves height: 3.0m

Calculation:
2.525m proposed eaves height ≤ 3.0m permitted eaves height

Conclusion:
The single storey rear extension is considered to comply with the relevant dimensional limitations of Schedule 2, Part 1, Class A of the GPDO 2015, subject to confirmation that permitted development rights have not been removed or restricted.



Existing side access gate and matching timber slatted screening Timber slatted enclosure installed to screen bins and external services from garden area..

Anthracite grey aluminium framed windows and sliding/folding glazed doors.

Open-slatted design allows an improvement to residential appearence

Rendered wall sections finished in smooth painted render.

North Elevation



Existing timber slatted boundary fence retained at approx. 2.2m height above finished ground level.

South Elevation

1:100

2m 0 2m 4m 6m 8m 10m

DRAWING NOTES

Written dimensions to be taken in preferences to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

All work is to be carried out to the requirements, and to the satisfaction of the Local Authority.
These drawings are for planning purposes only

Any discrepancies to be brought to the attention of 4D Planning Consultants immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE

27 Meadow Bank, Chorlton-cum-Hardy, Manchester M21 8EF
Retrospective application for the erection of a single storey rear extension, side boundary fence, and access gate.

DRAWING TITLE

Existing Elevations Part 1

CLIENT

Yvonne Luckin

DRAWING No	REV
4D09	/
Scale 1:100 @ A3	

DATE	DRAWING STATUS
May 2026	Planning

4D PLANNING™

Architecture I Town Planning

T: 0161 408 4680 www.GetMePlanning.com

www.GetMePlanning.com