Address: **27 Meadow Bank, M21 8EF**

Date: 02/06/2026

4D PLANNING™

Planning Statement

Proposal -
Lawful Development Certificate – Proposed Single storey rear extension (retrospective)

Introduction -
This statement supports an application for a Lawful Development Certificate (LDC) under Section 192 of the Town and Country Planning Act 1990. The application seeks to confirm that the erection of a single storey rear extension at 27 Meadow Bank, Chorlton-cum-Hardy, Manchester, M21 8EF is lawful by virtue of permitted development rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO).

Proposal Description -
The development comprises a single storey rear extension with a mono-pitched roof, finished externally in facing brickwork to match the existing dwelling, with anthracite grey aluminium framed sliding/folding glazed doors and windows to the rear elevation. The extension provides additional ground floor living accommodation connecting to the existing lounge and kitchen areas.

Application site
27 Meadow Bank is a semi-detached dwellinghouse in residential use within the urban area of Chorlton-cum-Hardy, Manchester. The property is not listed, does not fall within a designated Article 2(3) land area (such as a conservation area), and there is no indication that permitted development rights have been removed by condition or Article 4 Direction.

Schedule 2, Part 1, Class A of the GPDO
Class A permits the enlargement, improvement or other alteration of a dwellinghouse, subject to a number of conditions and limitations. The proposed extension is assessed against each relevant criterion below.

- **Projection beyond the rear wall**
  The extension projects 3m from the original rear wall of the dwellinghouse. For a semi-detached dwellinghouse, the permitted development limit under Class A.1(d) is 3.0m. The proposed projection therefore meets this requirement.

- **Height of the extension**
  The maximum height of the extension is approximately 3, measured to the top of the parapet/fascia. The eaves height is approximately 2.525m. Class A.1(c) requires that the height of a single storey rear extension shall not exceed 4.0m, and Class A.1(e) requires that the height of any part of the extension within 2m of the boundary shall not exceed 3m. Both requirements are met.

- **Relationship to the principal elevation**
  The extension is located to the rear of the property and does not extend beyond the principal or side elevation. It is therefore compliant with Class A.1(b).

- **Materials**
  The external walls are finished in facing brickwork selected to match and complement the existing dwelling. This satisfies the requirement under Class A.3(a) that materials shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. No veranda, balcony or raised platform. The extension does not incorporate any veranda, balcony or raised platform. Class A.1(j) is therefore satisfied.

Conclusion-

The single storey rear extension at 27 Meadow Bank complies with each of the relevant conditions and limitations of Schedule 2, Part 1, Class A of the GPDO 2015. The property is a semi-detached dwellinghouse on unrestricted land, with no Article 4 Direction or planning condition removing permitted development rights in this location.

It is submitted that the development is lawful and that a Lawful Development Certificate should be granted accordingly.