MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Larger Home Extension

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 23

Suffix:

Property Name:

Address Line 1: Beechwood Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 8UA

Description of site location must be completed if postcode is not known:

Easting (x): 382241

Northing (y): 393403

Description:

Applicant Details

Name/Company

Title

First name

Hazel & Fiona

Surname

Errey & Stuart

Company Name

Address

Address line 1

23 Beechwood Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 8UA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Chris

Surname

Mulholland

Company Name

Mulholland Architecture Ltd

Address

Address line 1

Flat 1

Address line 2

37 Upper Chorlton Road

Address line 3

Town/City

Manchester

County

Country

Postcode

M16 7RW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, they can be reviewed in our common projects section. If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

◯ Detached
⊘ Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 3 but no more than 6 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

⊘ Yes
◯ No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

◯ Yes
⊘ No

Description of Proposed Works

Description of Proposed Works

Please describe the proposed single-storey rear extension

Single storey pitched roof infill extension. Height no more than 3 metres at the boundary, and no more than 4 metres at the ridge level. The main walls of the extension extend 3.425 metres total, to 'infill' the space between outrigger and boundary. The extension shall be built in brick to match the existing property. there are new bifolding doors and a new window being installed in the rear elevation.

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

3.43	metres

What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

4.00	metres

What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

3.00	metres

Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name:
21 Beechwood Avenue

Number:
21

Suffix:

Address line 1:
Beechwood Avenue

Address Line 2:
Chorlton

Town/City:
Manchester

Postcode:
M21 8UA

House name:

Number:
25

Suffix:

Address line 1:
Beechwood Avenue

Address Line 2:
Chorlton

Town/City:
Manchester

Postcode:
M21 8UA

Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Chris Mulholland

Date

09/07/2026