Bradgate proposed lawful development

38 Bradgate Close, Wythenshawe, Manchester, M22 4LX

Application description

Proposed erection of a single-storey rear extension and front entrance porch.

Supporting statement

This application seeks a Certificate of Lawfulness under section 192 of the Town and Country Planning Act 1990 for the erection of a single-storey rear extension and front entrance porch, as shown on the accompanying revised drawings P100, Location, and P101, Plans and Elevations.

The proposed development benefits from the permitted development rights contained in Schedule 2, Part 1, Classes A and D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Rear extension Class A

The proposed extension is single-storey and situated to the rear of the dwellinghouse. Its projection beyond the original rear wall does not exceed 3 metres. Its maximum roof height is 3.61 metres above ground level, and its eaves height is 2.68 metres above ground level.

The extension does not project beyond a wall forming the principal elevation or a side elevation of the original dwellinghouse. Its maximum roof and eaves heights remain below the corresponding heights of the existing dwellinghouse. The eaves height is also below the 3-metre limit applicable where development is within 2 metres of a curtilage boundary.

External materials will be of similar appearance to those used in the existing dwellinghouse. The proposal does not include a balcony, veranda or raised platform. The proposed rooflights are contained within the new extension roof.

The existing rear wall has been confirmed as the original rear wall. Following the proposed works, the total ground area covered by buildings other than the original dwellinghouse will not exceed 50% of the curtilage area, excluding the footprint of the original dwellinghouse.

The rear extension therefore complies with the relevant limitations and conditions of Class A. As its rear projection does not exceed 3 metres, the larger-home-extension prior approval procedure is not required.

Front entrance porch Class D

The proposed porch is situated outside the existing front entrance door. Its external ground dimensions are 2.71 metres by 1.00 metre, giving an external ground area of 2.71 square metres, below the permitted maximum of 3 square metres.

The revised porch design does not exceed 3 metres above ground level at any point. No part of the porch is within 2 metres of any boundary of the dwellinghouse curtilage adjoining a highway.

The porch therefore complies with the relevant limitations of Class D.

Permitted development rights

The property is an established dwellinghouse eligible to benefit from Classes A and D. The relevant checks have confirmed that no applicable planning condition, Article 4 direction or other restriction prevents reliance upon these permitted development rights.

Conclusion

The proposed rear extension and front entrance porch comply with the relevant limitations and conditions of Schedule 2, Part 1, Classes A and D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The Council is therefore requested to issue a Certificate of Lawfulness of Proposed Development under section 192 of the Town and Country Planning Act 1990.