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Hi David

Thank you for the additional information and sketch. This sounds like it would be deemed permitted development, as long as the materials match the existing dwellinghouse and it does not adjoin/touch in any way previous additions (such as a porch or rear extension). I have attached the Householder Technical Guidance for you to check for your works in future, but if in doubt you can send us the builders drawings prior to starting works.

It would not require planning permission of any kind, however if you would like a certificate to prove it is lawful (such as in the event of selling the property) you can apply for a Lawful Development Certificate (£103).

Kind regards

Connie Phillips

Planning Technician
Development Management South
Planning, Licensing and Building Control
Growth & Development
Manchester City Council
Tel: 01612345792
Floor 6 Town Hall Extension
<http://www.manchester.gov.uk>

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From: David Rimmer (Centre) <david.rimmer@warburtons.co.uk>
Sent: 25 January 2021 19:35
To: Constance Phillips <constance.phillips@manchester.gov.uk>
Subject: RE: Extension Query- Didsbury

Hi Constance, thanks for the response. Attached is a very rough layout of the extension idea.

The extension footprint is 6x2m and the height to the eaves is 2.4m with a maximum height of 3.5m. Regards Materials, the intention is brick construction on a concrete base 900mm deep, I currently don't have any other material specifications. I can request if you require.

Anything else please let me know.

Thanks.

From: Constance Phillips <constance.phillips@manchester.gov.uk>
Sent: 25 January 2021 15:42
To: David Rimmer (Centre) <david.rimmer@warburtons.co.uk>
Subject: Re: Extension Query- Didsbury

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Hi David

Could you please send a rough sketch of your ground floor/plot to show the position of the proposed extension? (or draw on an existing map/plan) And let me know the height to eaves and maximum height, along with the materials you plan to use, and I can let you know if it would constitute permitted development or not.

Kind regards

Connie Phillips
Planning Technician
Development Management South
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Growth & Development
Manchester City Council
Tel: 01612345792
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From: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Sent: 25 January 2021 14:38
To: david.rimmer@warburtons.co.uk <david.rimmer@warburtons.co.uk>
Cc: Constance Phillips <constance.phillips@manchester.gov.uk>
Subject: Fw: Extension Query- Didsbury

Thank you for your email. The email has been allocated to the officer named in the cc section of this email for response. Please be assured your email/request has been received and will receive attention, however, at this time, as we are having to prioritise our duties in view of the current situation, we will not be in a position to respond to you as quickly as we would like.

Jennifer Connor
Principal Planning Officer
Development Management South Area Team
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
jennifer.connor@manchester.gov.uk
0161 234 4545

From: Planning <Planning@manchester.gov.uk>
Sent: Tuesday, January 19, 2021 12:07 PM
To: Robert Griffin <robert.griffin@manchester.gov.uk>; Jennifer Connor

<jennifer.connor@manchester.gov.uk>

Subject: Fw: Extension Query- Didsbury

Regards

Technical Support Team (Planning)
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: David Rimmer (Centre) <david.rimmer@warburtons.co.uk>

Sent: 19 January 2021 11:55

To: Planning <Planning@manchester.gov.uk>

Subject: Extension Query- Didsbury

Hi,

I am hoping to do an extension on my property, a single story side extension 6 x 2m to be used as a utility room. (633 Wilmslow Road, Didsbury)

From what I have read on the permitted development rights guidance, it seems that we may not need full planning permission, and may just need the certificate of lawful development.

Please could you verify this, or let me know any further information you may need to be able to verify. I will then submit the request based on your advice.

Many thanks,

David Rimmer



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