MANCHESTER
CITY COUNCIL

Planning

Tracie Simpson
Telephone: 0161 234 4537
t.simpson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Kevin Neary
Kevin M Neary Building Surveyor
15 Litherland Avenue
Ashway Park
Peel Hall
Manchester
M22 5LD

Date: 16 April 2014

Dear Mr Neary,

Application No: 105080/PDE/2014/S2
Description: Proposed single storey rear extension of 5 metres with a height of 2.8 metres at the eaves and 2.6 metres at the highest point
Location: 231 Brownley Road, Sharston, Manchester, M22 9XA

I refer to the above application for prior approval received on the 10 March 2014.

The permitted development rights for extensions in excess of 3 metres is subject to conditions as laid out within Schedule 2, Part 1, Class A.4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Having assessed the proposal, it is clear that in this case, the proposed development fails to accord with the relevant criteria. Namely, that the self coloured render for the rear extension (as shown on drawing KN 01) is not of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

In light of the above, the City Council have declined to determine the application , since planning permission would be required for the proposed works.

In the meantime, if you wish to discuss the matter further, please contact Tracie Simpson via the details above.

Yours sincerely

Robert Griffin
Acting Principal Planning Officer
Development Management South Area
Planning, Building Control and Licensing
Growth and Neighbourhoods Directorate