

Planning Supporting Statement

RE: Discharge of Condition 3 (External Materials)

Site Address: 91 Buckingham Road, Manchester, M21 0QT
Planning Application Reference: PP-14365399
Date: 28 September 2025

1.0 Introduction

This document is submitted to Manchester City Council to formally discharge **Condition 3** of the planning permission PP-14365399, which states:

"The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the application form."

This statement and the accompanying schedule provide a full and detailed specification of all external materials to be used in the construction of the two-storey side extension, single-storey rear extension, front porch, detached annexe, and detached home office.

2.0 Approach to Materials

The guiding principle for the selection of materials is to ensure the development results in a cohesive, high-quality, and visually integrated appearance. For the majority of elements, including the principal walling and roofing materials, a direct match with the existing dwelling is proposed.

A notable enhancement is the proposed replacement of **all** windows across the entire property (existing and new) with new composite frames of a single, uniform colour. While this is a change from the existing uPVC windows, this comprehensive approach will create a more consistent and aesthetically pleasing appearance for the property as a whole, avoiding a disjointed look between the original house and the new extensions.

3.0 Schedule of External Materials & Finishes

The following schedule provides the specific details for each material to be used externally.

Element	Existing Materials (Main Dwelling)	Proposed Materials (Extensions & Outbuildings)
Walls	Type: Pressed common brickwork	To match existing. Type: Facing brickwork.

	Colour & Name: Pre-war common dual-faced red multi-stock from Imperial Bricks. Size: 65mm Bond: Stretcher bond	Colour & Name: Pre-war common dual-faced from Imperial Bricks, or a visually identical equivalent to be approved on site. Size: 65mm Bond & Mortar: Stretcher bond with mortar colour to match existing.
Roof Covering	Type: Concrete roof tiles Colour: Dark grey / Slate grey	To match existing. Type: Concrete roof tiles. Colour & Name: Dark grey / Slate grey. Specific tile to be sourced to match existing profile and colour.
Windows	Type: uPVC casement windows Colour: White	Material & Colour Upgrade (Whole House). Type: Composite casement windows. Colour: Anthracite Grey (RAL 7016). Note: All existing windows on the property will be replaced to match the new windows on the extensions. This will create a uniform and high-quality appearance across the entire property.
External Doors	Type: Composite doors. Location & Colour: • Front Door: Blue (external), White (internal). • Rear Door: Grey (external), White (internal).	Existing doors to be retained. New Doors: • All New Doors & Frames (Porch, Bi-fold, etc.): Composite construction. Colour to be Anthracite Grey (RAL 7016) to match the new window frames. Note: All new doors will be

		certified to 'Secure by Design' standards.
Rainwater Goods	Type: uPVC half-round gutters and round downpipes Colour: Black	To match existing. Type: uPVC half-round gutters and round downpipes. Colour: Black.
Fascia & Soffits	Type: uPVC boards Colour: White	To match existing. Type: White uPVC fascia and vented soffit boards.
Roof Flashing	Type: Lead flashing Colour: Natural lead finish	To match existing where applicable. Type: Code 4 Lead Flashing to be used at all abutments. Finish: To be treated with patination oil.
External Lighting	Type: Battery-powered security lights. Location: Side and rear elevations only.	New integrated external lighting to be installed on the front, side, and rear elevations of the main dwelling, and on the new annexe and home office. Type: Modern, downward-facing wall lights to minimise light spill. Colour/Finish: Anthracite Grey to match window and door frames. Light Source: Energy-efficient warm white LED.

4.0 Conclusion

The proposed material palette has been carefully considered to respect the character of the existing property while delivering a high-quality finish. We trust this detailed information is sufficient to allow for the full and formal discharge of Condition 3.