



Mr Jake Mamo
7 Norwood Avenue
Manchester
M20 6EX

Date: 25 September 2025

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 143682/PDE/2025

Description: Prior notification of proposed larger home extension projecting 5.58m to the rear with a maximum height of 3.8m and a height at eaves of 2.8m

Location: 26 Claude Road, Manchester, M21 8BY

This application was submitted to us on 8 August 2025.

When assessing the criteria of the larger homes extensions under Schedule 2, Part 1, Class A of the above Order, the proposal must comply with all of the requirements to be permitted development; this includes all conditions, limitations or restrictions.

Part 1, Class A, Condition A.3(a) states that, "the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse". Additional commentary is provided at p.31 of the 'Permitted development rights for householders - Technical Guidance (September 2019)', and states that, "...it may be appropriate to replace existing windows with new uPVC double-glazed windows or include them in an extension even if there are no such windows in the existing house. What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames."

In this case the elevations and roof of the existing dwellinghouse are constructed from red brick and grey slates. The use of steel and glass to construct the roof of the proposed extension, together with the proposed rear window that has a different shape and size in comparison to the existing windows, would mean that the development would not be constructed from materials of a similar appearance to the existing dwellinghouse.

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

This letter is to be treated as a refusal of this application, in accordance with paragraph A.4(3) of the Order, and as such you have the right of appeal under Section 78 of the Town & Country Planning Act 1990 (as amended). Any such appeal must be submitted

using the Planning Inspectorate's website at <https://acp.planninginspectorate.gov.uk/> within 12 weeks of the date of this letter.

Alternatively, if you wish to proceed with the proposed extension, you would need to submit an application using the 'Householder Application for Planning Permission for works or extension to a dwelling' forms and pay the required fee.

Should you wish to discuss this matter any further please contact Angelina Ward.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing