

Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

28th July 2025

Dear Sir/Madam,

Town & Country Planning Act 1990. Planning application for retention of rear dormer extension, re clad with slate grey Britmet tiles at 206 Moseley Road, Manchester M14 6PB



View of existing dormer, proposed to be retained and re-clad with slate look-alike tiles

I enclose an application for a planning permission to retain the existing dormer extension structure, with a re-clad exterior at 206 Moseley Road, Fallowfield, which follows a series of related applications.

Initially an application for a Lawful Development Certificate for combined development of a ground floor extension and a dormer ref:136834/LP/2023 was refused in respect of the rear dormer roof extension due to the proposed grey uPVC shiplap cladding and rendered cement board not being deemed of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. A subsequent appeal was dismissed on the basis that the proposal was insufficiently clear with regard to an impression of the use of “rendered cement board” as an external cladding.

A subsequent application (ref:141811/LE/2024) for a lawful development certificate for existing development (s.192) for a rear extension and dormer, clarified the position regarding “rendered cement board” but was refused by the Council on 14th February 2025, due to the cladding material being considered to have a dissimilar appearance to the existing roof.

A further application for a Lawful Development Certificate ref: 143078/LP/2025 was refused on 23rd July 2025, for the retention of the existing dormer with the anthracite shiplap cladding to be removed and replaced by slate grey Bitmet Tiles as suggested by the Council’s Planning Officer. The basis of this refusal was that The Town and Country (General Permitted Development) (England) Order 2015 (as amended) does not grant retrospective planning permission, therefore the proposed replacement materials could not be undertaken lawfully, as planning permission is required for the entirety of the development.

The history of the development clearly indicates that the size and configuration of the dormer extension, as constructed is capable of being permitted development if it was reconstructed in one operation and clad with a material of similar appearance to the house roof, such as Britmet tiles. This represents a fall-back position. However, there is no purpose in undertaking such an extensive and unnecessary operation, as the only perceived planning issue is the finished appearance. This can be remedied by replacing the anthracite cladding with Britmet tiles.

This application addresses the procedural aspect and the specific issue by proposing a re-cladding of the dormer, with a material which has been used on the adjoining dormer extension, as suggested by the Case Officer in an email message of 1st April 2025.

The proposed re-cladding material is a Slate Grey Bitmet Tile which can be found at:

<https://www.gap.uk.com/order-online/britmet/britmet-liteslate-tile-slate-grey>

5/28/25, 9:56 AM

Slate Grey Britmet Tile | GAP Ltd

Items in Stock

Fast UK Delivery

Click & Collect

100% Secure Shopping



DESCRIPTION

Key Information:

Supplier Part Code: LITESLAGREY

Length: 440mm

Width: 297mm

Height: 5mm

Weight: 0.580KG

The proposed cladding is a close match to the existing building roof and of similar appearance and as such the dormer extension would be within class B and therefore permitted if it was undertaken as a single operation.

The proposal will result in a dormer of exactly the same appearance and the proposed retention of the structure and re-cladding is a pragmatic solution, which raises no planning issues and should therefore be granted permission.

Should you require any further information, please do not hesitate to contact me, otherwise I look forward to your early determination of the proposed development.

Yours sincerely

Stephen Lamb DipTP MRTPI

Planning Consultant