

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Tufail Ahmed
Renovive
Unit 51 Longsight Business Park
69 Hamilton Road
Manchester
M13 0PD

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Erection of a single-storey side and rear extension, a first-floor rear extension, hip to gable roof conversion, together with installation of a rear dormer, and enlargement of the existing front porch following the demolition of the existing conservatory

Location: 44 Parrs Wood Road, Manchester, M20 4RW

Date of application: 22 October 2025

Application number: 144221/FH/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Proposed - Site Plan', numbered 'A02', received by the City Council as Local Planning Authority on the 16th December 2025.

'Proposed Ground Floor. Proposed First Floor. Proposed Second Floor', numbered 'A09', received by the City Council as Local Planning Authority on the 16th December 2025.

'Proposed - Front Elevation. Proposed - Rear Elevation. Proposed - Left Side Elevation. Proposed - Right Side Elevation', numbered 'A10', received by the City Council as Local Planning Authority on the 16th December 2025.

'Bin Station - Floor Plan. Fence Front Elevation. Fence Side Elevation', numbered 'A15', received by the City Council as Local Planning Authority on the 16th December 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be as follows:

Single storey side and rear extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the side.
- Flat roof to the side and rear.
- Grey uPVC-framed windows.
- Grey uPVC-framed doors.

First floor rear extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Grey uPVC-framed windows.

Hip-to-gable roof extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.

Rear dormer extension:

- Hanging roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the elevations of the extension.
- Flat roof.
- Grey uPVC-framed windows.

Enlarged porch:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Grey uPVC-framed windows.
- Grey uPVC-framed doors.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) The bin storage area shown on the approved plans/drawing refs: 'Proposed - Site Plan', numbered 'A02', 'Proposed Ground Floor. Proposed First Floor. Proposed Second Floor', numbered 'A09', and 'Bin Station - Floor Plan. Fence Front Elevation. Fence Side Elevation', numbered 'A15', received by the City Council as Local Planning Authority on the 16th December 2025, shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5) The first floor window in the southern side elevation of the host dwellinghouse shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy

6) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground, first, or second floors of the northern and southern elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

This decision relates to the extension or improvement of an existing dwellinghouse, falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not infer or imply approval for the use of the property for any other purpose.

Manchester City Council has made an Article 4 Direction to remove permitted development rights that allow for a change of use from Class C3 - *Dwellinghouses* to Class C4 - *House in Multiple Occupation*. This means that from 8 October 2011, planning permission is required for a change of use from a Dwellinghouse to a House in Multiple Occupation. Further information regarding the Article 4 direction can be found on Manchester City Council's website:

www.manchester.gov.uk/info/200074/planning/4847/article_4_direction

If you intend to use the property to which this decision relates for any purpose other than a dwellinghouse, you should first contact Manchester City Council's Planning Service. Failure to obtain any necessary planning permission prior to carrying out a material change of use or physical development could result in enforcement action being taken, which can have serious implications.

This permission does not grant approval under Building Regulations.

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Date: 9 January 2026

Signed:

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

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-householder-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.