

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 Sham Sadiq
6 Sussex Avenue
Manchester
M20 6AQ

Agent (if used)

Mr Stelios Kattou
Cheadle Architects
25 Torkington Road
Stockport
SK8 4PR

Part 1 – Particulars of the application/development

Proposal: Erection of a part-single / part-two storey rear extension following demolition of conservatory; erection of roof extension to the rear in association with loft conversion; erection of replacement first floor dormer to front elevation; erection of garage and garden room at the rear following demolition of existing garage

Location: 6 Sussex Avenue, Manchester, M20 6AQ

Date of application: 24 October 2025

Application number: 144356/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. 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 GROUND FLOOR PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED FIRST FLOOR PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED LOFT PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED ROOF PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED FRONT ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED LEFT SIDE ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED REAR ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED RIGHT SIDE ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED GROUND FLOOR PLAN' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED ROOF PLAN' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED FRONT ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED REAR ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED RIGHT SIDE ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED LEFT SIDE ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED SITE PLAN', shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th 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:

Part-single / part-two storey rear extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture at ground floor level.
- Render similar in appearance to the existing dwellinghouse building in terms of type, colour and texture at first floor level.
- Flat roof with concrete coping stones to the single storey element of extension.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the two-storey element of extension.
- Timber-look uPVC casement windows.
- Aluminium doors at ground floor level on the rear elevation of the extension.

Rear roof 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.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the extension.
- Timber-look uPVC casement window.
- Dark grey rooflights.

Replacement front 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.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the extension.
- Timber-look uPVC flush casement window.

Outbuilding:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the front, side, and rear elevations of the outbuilding.
- Render similar in appearance to the existing dwellinghouse building in terms of type, colour and texture to the front elevation of the outbuilding as shown on 'PROPOSED FRONT ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025
- Black painted timber detailing to the front elevation of the outbuilding as shown on 'PROPOSED FRONT ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025
- Black painted garage doors to the front elevation of the outbuilding.
- Doors and windows similar in appearance to the existing dwellinghouse building in terms of type, colour and texture to the side and rear elevations of the outbuilding.
- Dark grey rooflights.

Front canopy overhang (ground floor level):

- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the front canopy overhang.

Gable overhang above two-storey bay:

- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the gable overhang.
- Supporting timber brackets.

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 ground floor window and door and first floor window in the southwestern 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

5) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No. 6 Sussex Avenue, Manchester, M20 6AQ. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with 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.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

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: 16 December 2025

Signed: 

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.