MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Larger Home Extension

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 33

Suffix:

Property Name:

Address Line 1: Moston Lane East

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M40 3GF

Description of site location must be completed if postcode is not known:

Easting (x): 389289

Northing (y): 401920

Description:

Applicant Details

Name/Company

Title

mr

First name

Nicholas

Surname

Atkinson

Company Name

Address

Address line 1

33 Moston Lane East

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M40 3GF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, they can be reviewed in our common projects section. If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

◯ Detached
⊘ Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 3 but no more than 6 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

⊘ Yes
◯ No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

◯ Yes
⊘ No

Description of Proposed Works

Please describe the proposed single-storey rear extension

The extension comprises a single storey rear extension, to mirror the neighbouring extension in size and shape. The extension is to be 4180mm projecting from the rear of the house in total and 4000mm wide in total. the overall height is 3050mm to the eaves (flat roof level junction with existing house) and 3684mm to the top of the roof lantern (maximum height). The extension is to match the neighbours existing extension in scale and form, but with brickwork to match the applicants existing house in order to conform with permitted development, white PVCu windows and doors and a single ply black roof covering which is not visible from ground level. The proposed roofline will be black fascia and soffit boards to match existing house in PVCu, and a central glazed roof lantern to match neighbouring premises and provide natural light. Note that all conditions for permitted development larger extension will be met in terms of the scale and appearance of the extension.

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

4.18	metres

What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

3.68	metres

What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

2.60	metres

Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name:

Number:
35

Suffix:

Address line 1:
Moston Lane East

Address Line 2:
New Moston

Town/City:
Manchester

Postcode:
M40 3GF

Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Nicholas Atkinson

Date

15/01/2026

Amendments Summary

Clarified eaves height.