

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

Rachel Rennie
44 Romney Street
Manchester
M40 9LD

Agent (if used)

Mr Joseph Spence-Ealham
Spence & Oldham Architects Ltd
25 Cosgrove Crescent
Oldham
M35 0JX

Part 1 – Particulars of the application/development

Proposal: Retrospective application for the retention of a single storey side extension and partial retention of an adjoining extension and associated elevational alterations following demolition of existing garage

Location: 44 Romney Street, Manchester, M40 9LD

Date of application: 10 November 2025

Application number: 144473/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. Officers engaged with the applicant's agent to secure amendments the development to secure its implementation with approved materials. The development would thereby be appropriately related to the application property.

Condition(s) attached to this decision

1) The single-storey flat-roof side extension shall be demolished to ground level, with all resultant materials removed from the site, and the side elevation of the adjoining extension with a lean-to roof shall be reinstated where necessary with materials to match the existing, if the following measures are not undertaken:

i. Within three months of the date of this decision, Carlton Heather Sand faced brick cladding shall be applied the front elevation and side elevation facing the single storey-flat roof side extension of 44 Romney Street, in accordance with the approved drawing "Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev. D" and the email and

attachment received from Spence & Oldham Architects dated 17 December 2025 detailing the agreed brick cladding specification.

The cladding shall then be retained and maintained thereafter.

Reason - In the interests of residential amenity and the character and appearance of 44 Romney Street and its relationship to the surrounding streetscene, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority of 7 November 2025 and 16 December 2025:

Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev D

Email and attachment detailing proposed materials received from Spence & Oldham Architects dated 17 December 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The authorised flat roof side extension, as shown on approved drawing referenced: Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev D, shall only be used in conjunction with the occupation of 44 Romney Street Manchester M40 9LD as a dwellinghouse (Class C3).

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan Document and the guidance contained within the National Planning Policy Framework.

4) The windows shown on drawings Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev D relating to the ground floor of the single storey extension with a lean-to roof (rear south-west elevation) and single storey extension with a flat roof (side south-east elevation) shall be maintained with obscured glazing at all times.

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

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.

Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Date: 9 January 2026

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.