MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Mr Nicholas Atkinson
33 Moston Lane East
Manchester
M40 3GF

Date: 20 November 2025

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Application No.: 144016/PDE/2025
Description: Prior notification of proposed larger home extension projecting 4.18m to the rear with a maximum height of 3.68m and a height at eaves of 2.6m.
Location: 33 Moston Lane East, Manchester, M40 3GF

This application was submitted to us on 20 October 2025.

When assessing the criteria of the larger homes extensions under Schedule 2, Part 1, Class A of the above Order, the proposal must comply with all of the requirements to be permitted development; this includes all conditions, limitations or restrictions.

Condition A.3 of the Order states: "Development is permitted by Class A subject to the following conditions - (a) that materials used in any exterior work (other than materials used in the construction of a conservatory) must be of similar appearance to those used in the construction of the of exterior of the existing dwellinghouse."

It is clear from the submitted plans that the materials of the exterior walls will have a rendered finish which are not of a similar appearance of the existing dwellinghouse, which are described as 'Light buff brickwork...in a stretcher bound pattern' on the submitted plans. As such the proposal will fail to comply with condition A.3.

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

This letter is to be treated as a refusal of this application, in accordance with paragraph A.4(3) of the Order, and as such you have the right of appeal under Section 78 of the Town & Country Planning Act 1990 (as amended). Any such appeal must be submitted using the Planning Inspectorate's website at https://acp.planninginspectorate.gov.uk/ within 12 weeks of the date of this letter.

Alternatively, if you wish to proceed with the proposed extension, you would need to submit an application using the 'Householder Application for Planning Permission for works or extension to a dwelling' forms and pay the required fee.

Should you wish to discuss this matter any further please contact Angelina Ward.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing