MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Application to discharge condition no. 4 (Materials) attached to planning permission 140329/FH/2024.

Location:

4 Woodlands Drive Manchester M33 3PQ

Application reference:

OTH-2026-000347

Applicant:

Mr A Torkamani

Date of application:

04 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 4 (materials)

4) The following information has been submitted in respect of planning condition 4 (Materials):

-Supporting Information- Schedule of Materials, received by the City Council as Local Planning Authority on 14 May 2026.

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 4 June 2026.

The information submitted to discharge condition 4 is not sufficient.

-No information has been provided for the materials for the proposed balcony, personnel door (new access doors), flat roof and rooflights.

-The material schedule proposes K-Rend Render Silicone FT Scraped Textured White. As existing the host dwelling is constructed in red brick. No reference for such works have been approved within the approval of 140329/FH/2024 and such works require the benefit of consent.

-Forticrete Gemini Interlocking Plain Concrete Roof Tile (Slate Grey) is proposed. The existing tiles are of a red/brown colouration. No justification has been provided for such change and the LPA have concerns this would be out of keeping with the roof of the host dwelling.

In addition, the LPA are aware works to the roof of the host property are currently being undertaken on site which deviate from the approved plans through the host permission: 140329/FH/2024. Until such matters are resolved, condition 4 cannot be discharged.

Date: 25 June 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 decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 the application to approve detail reserved by condition, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months 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-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.