MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior approval Part 1 Class A.1(ea): Larger home extension

Part 1 – Particulars of the application

Proposal:

Prior notification of proposed larger home extension projecting 4m to the rear with a maximum height of 3.7m and a height at eaves of 2.5m.

Location:

79 Mauldeth Road West Manchester M20 1AH

Application reference:

NOT-2026-000812

Applicant:

Mrs Hayfae Hamcho

Date of application:

25 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is required and has been **granted** for the details of the application referred to in Part 1 for the following reason(s):

1) Manchester City Council confirms that objection(s) have been received and the City Council has therefore assessed the impact of the development on the amenity of neighbours. Having assessed the development, the City Council believes that the development does not impact on the amenity of neighbours and is in accordance with policies DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

   The development can therefore go ahead subject to the development being in line with the standard conditions set out in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Condition(s) attached to this decision

2) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings shall be inserted in the east facing side elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

   Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 19 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA