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Application Address	**7 Hastings Avenue, Manchester, M21 9JS**
Planning Reference	**PLA-2026-000592**
Local Planning Authority	**Manchester City Council**
Date	**October 2026**

Discharge of Condition 3

External Materials and Finishes

1. Introduction

This Planning Statement has been prepared in support of an application to discharge Condition 3 attached to planning permission PLA-2026-000592, granted by Manchester City Council on 28 August 2026.

The approved development comprises external alterations to the dwellinghouse, including rendering of the second-floor front bay window and gable, alterations to windows and doors to the side and rear elevations, installation of a raised terraced area and steps to the rear, and removal of the rear balcony.

Condition 3 states:

> *"Notwithstanding the details submitted with the application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples."*

The reason given for the condition is to ensure a satisfactory appearance in the interests of visual amenity, in accordance with Policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

This submission therefore provides a consolidated schedule of the external materials and finishes associated with the approved works.

2. Materials and Finishes

The proposed materials and finishes are set out in the following schedule.

Element	Proposed Material / Finish
Main roof finishes	Natural slate, using reclaimed slates from the existing roof and matching reclaimed natural slate where required, to visually match the original house.
Gutters and fascias	Black uPVC finish, to visually match the existing/historic appearance of the property and adjoining No. 9 Hastings Avenue.
Front bay pitched roof	Reclaimed natural slate, to visually match the original house and adjoining No. 9 Hastings Avenue.
Front bay and gable treatment	Treated softwood decorative timber boarding, painted black and arranged to create the appearance of traditional exposed timber framing, with painted sand/cement render between. The treatment is intended to visually match the adjoining house at No. 9 Hastings Avenue.
New/replacement windows	Spectus Vertical Slider Welded Joints heritage-style sash windows with trickle vents; in accordance with the window specification previously discussed with and accepted in principle by the Local Planning Authority, or equivalent
Sandstone lintels	Natural sandstone lintels to new and amended openings, matching the sandstone lintels of the adjoining property at No. 9 Hastings Avenue.
Infilled openings	Existing and reclaimed brickwork, carefully selected and laid to visually match the existing brickwork of the dwelling.
Raised rear terrace area	The raised terrace, steps, balustrade, privacy screen and associated under-stair enclosure will comprise a coordinated palette of materials as follows: **Terrace and treads** will be finished in honey-oak composite decking boards with a grooved anti-slip finish (Millboard or equivalent), with contrasting pale nosing strips to the step edges. **Supporting stair stringers and posts and closed riser plates** will be galvanised steel with a matt anthracite grey (RAL 7016) powder-coated finish. **Balustrade and privacy screen** will comprise vertical larch slats, within a slim anthracite steel frame. Handrails will be oiled solid oak, including a 900mm high handrail, with a matching oak handrail fixed to the timber screen. **Under-stair enclosure** will be clad in matching vertical larch slats, with flush storage door(s).
Timber gates	Larch timber gates, to match the larch privacy screen and balustrade.

3. Appearance and Context

The materials have been selected to complement the existing character and appearance of the dwelling and the surrounding properties.

Particular regard has been given to retaining and matching the existing and historic materials of the house. The use of natural slate to the roof and front bay, matching brickwork to infilled openings and sandstone lintels matching those found on the adjoining property will ensure that the works integrate appropriately with the existing building.

The proposed treatment to the front bay and gable is intended to visually match the adjoining property at No. 9 Hastings Avenue, consistent with the material and appearance notes shown on the approved elevations.

At low level at the rear, the proposed combination of anthracite-painted steel, natural larch, oak and composite decking provides a coherent and appropriately detailed palette of materials for the raised terrace, balustrade, privacy screen and steps.

The proposed materials and finishes are therefore considered to provide a satisfactory appearance and to accord with the visual amenity objectives of Condition 3.

4. Conclusion

The information provided within this submission sets out the proposed external materials and finishes for the development approved under planning permission PLA-2026-000592.

The materials have been selected to complement the existing dwelling, reflect its original and surrounding materials where appropriate, and ensure a satisfactory appearance to the completed works.

It is therefore respectfully requested that Condition 3 be discharged.

Yours sincerely,

Tom Attewell

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