

**Planning**

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Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

11

Suffix

Property Name

Address Line 1

Egerton Road North

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M21 0SE

Description of site location must be completed if postcode is not known:

Easting (x)

382083

Northing (y)

394106

Description

Applicant Details

Name/Company

Title

Dr

First name

Tanya

Surname

Beaumont

Company Name

Address

Address line 1

11 Egerton road north,

Address line 2

Chorlton

Address line 3

Town/City

manchester

Country

United Kingdom

Postcode

M21 0SE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please state why you wish to make this amendment

Our original design (detailed within the submitted drawings numbered 1049 05 rev A) used horizontal slats but there was an issue with its climb-ability. During the build however, we had time to re-consider its design and wish to amend it slightly.

Our proposed design would consists of vertical steel plates which will be powder coated (pale grey satin finish) and fixed to steel stanchions which are already built into the rendered brick base wall. These will be secured with 90mm spacers along the lower edge and cantilevered vertically from there (height 11000mm as per building regs). Due to the differing depths of the individual plates it will reduce the through viewing angle allowing more privacy.

We have attached images of the basic proposal for the solution which gives a better representation of the design in situ. We believe this will provide the privacy that was stipulated in the planning permission and reduce the sight lines into the neighbouring gardens.

The original planning application also included a screen to the lateral aspect of the terrace. We would also like to repeat this design on the side terrace wall to create an additional line-of sight screen which should make the overall design more cohesive whilst maintaining privacy. We aim to achieve this by using vertical plates to create a louver effect. The property adjacent to ours recently constructed a large dormer extension (see attached photo) this provides further screening and privacy for both parties.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

30/06/2021

Details of the pre-application advice received

Email response dated 30/6/21; I do think we can deal with the amendment to the balustrade design through a non-material amendment application we would need to understand how the design for the privacy screen would work to ensure that residential amenity-privacy and overlooking are not compromised. Kind regards Rob. Principal planner.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tanya Beaumont

Date

16/03/2022