

Planning

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Manchester M60 2LA

Ms Sarah Bolsover
Smashbox Architecture
97 Alderley Road
SK9 1PT

Date: 2 March 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 132398/NMC/2021

Description: Non material change to planning permission 130794/FH/2021 to allow addition of 3no rooflights to front elevation and alterations to extent of proposed glazing within new rear dormer.

Location: 24 Brookfield Avenue, Manchester, M21 8TX

I refer to your application for a non-material amendment to planning permission reference 130794/FH/2021.

The proposed amendments relate to a minor elevational alteration to the proposed dormer, which consists of larger windows, along with the addition of 3no rooflights to the front elevation.

Following an assessment of the details and plans submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed change will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 130794/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130794/FH/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the following drawings:

- 02 - stamped as received by the City Council as Local Planning Authority with the application form on the 3rd December 2021
- 10 Rev A, 11 Rev A, 14 Rev A - stamped as received by the City Council as Local Planning Authority on the 8th February 2022

- 9 Rev A, 15 Rev A - stamped as received by the City Council as Local Planning Authority on the 25th February 2022

- 12 Rev A - stamped as received by the City Council as Local Planning Authority on the 1st March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Constance Phillips using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing