

Planning

Linda Marciniak
Telephone: 0161 234 4636
linda.marciniak@manchester.gov
.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Amy Axon
Guy Taylor Associates
Trafalgar House
5-7 High Lane
Chorlton
Manchester
M21 9DJ

Date: 21 April 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: 133312/NMC/2022

Description: Non material amendment to planning permission 128984/FH/2020 to amend the size of rear window to match proposed dormer window, insert 2no. rooflights in extended first floor rear extension, removal of proposed side window ground floor, brick header to rear opening to change from 3 courses to 1 course, removal of 2 chimneys to the side elevation, proposed rear doors mechanism changed from sliding to bifolding, proposed first floor bathroom window opening 1.7m height from first floor level with obscured glazing.

Location: 2 Glencross Avenue, Manchester, M21 9NF

I refer to your application for a non-material amendment to planning permission reference .

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application is not subject to statutory notification of neighbours. However, a neighbour queried the accuracy of the drawings which led to a minor amendment to the description to include 2no. first floor rear elevation roof lights in the extended roof slope.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

The proposed amendments relate to amending the size of rear window to match proposed dormer window, insertion of 2no. rooflights in the extended first floor rear extension, removal of the approved side window at ground floor, changing the brick header courses on the rear opening from 3 courses to 1 course, removal of 2 chimneys to the side

elevation, proposed rear doors mechanism changed from sliding to bifold and proposed first floor bathroom window opening 1.7m height from first floor level with obscured glazing.

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 . These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 24th of March 2022:

Application Form

Existing Site Plan Ref: 20-0010-10-001 REV P02

Existing Floor Plans Ref: 20-0010-10-002 REV P02

Existing Elevations Ref: 20-0010-10-101 REV P02

Proposed Site Plan Ref: 20-0010-20-001 REV P02

Proposed Floor Plans Ref: 20-0010-20-002 REV P03

Proposed Elevations Ref: 20-0010-20-101 REV P05

Proposed Floor Detail Ref: 20-0010-40-004 REV P01

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

4) The development hereby approved shall be implemented in accordance with the materials as set out on the drawing received on the 24th of February 2022:

20-0010-20-101 Rev P05

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Linda Marciniak using the details above.

Yours faithfully,



Julie Roscoe

Director of Planning, Building Control & Licensing