



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Magdalena Haener
Pride Road Architects
110 Great Stone Road
Manchester
M16 0HD

Date: 9 June 2021

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: 130450/NMC/2021

Description: Non-material amendment application to planning approval reference 128713/FH/2020 to amend the roof material of the single storey rear extension to tiled; reconfigure the bi-fold door and Velux roof windows ; and removal of parapet to party wall

Location: 9 Abbotsford Road, Manchester, M21 0RJ

I refer to your application for a non-material amendment to planning permission reference 128713/FH/2020.

The proposed amendment relates to amend the roof material of the single storey rear extension to tiled; reconfigure the bi-fold door and Velux roof windows ; and removal of parapet to party wall

Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider 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 128713/FH/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128713/FH/2020 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 17th May 2021 numbered 4 Rev D Proposed Floor Plans

Received on 17th May 2021 numbered 5 Rev B Proposed Roof Plans and Sections

Received on 17th May 2021 numbered 6 Rev B Proposed Elevations

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 Tracie Simpson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing