



Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

Mr. Nikolaos Baimas
Manchester Engineering Design Consultancy
49 Cranleigh Drive
Manchester
M33 3PN

Date: 8 April 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: 129674/NMC/2021

Description: Non-Material Changes to application 129024/FH/2020 to allow windows & patio doors to rear elevation at ground floor to be rearranged and resized, window repositioned and new door added to east elevation at ground floor

Location: 49 Cranleigh Drive, Manchester, M33 3PN

I refer to your application for a non-material amendment to planning permission reference 129024/FH/2020.

The proposed amendments relate to the re-positioning of doors and windows on the ground floor rear elevation, and the provision of a new provision of a new half obscure glazed door at ground floor on the east side elevation.

Following an assessment of the details submitted, the Council can confirm that the proposed amendments are 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 on the development within the street scene, nor upon the amenity of any existing or future occupiers of neighbouring residential properties.

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 129024/FH/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129024/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:

Application Form - 11 Mar 2021

Drawing - Location Plan - 11 Mar 2021 Ref: CE/201201/PA/001

Drawing - Site Plan - 11 Mar 2021 Ref: CE/201201/PA/013/A

Drawing - Proposed Elevations - 11 Mar 2021 Ref: CE/201201/PA/007/C

Drawing - Proposed Elevations - 11 Mar 2021 Ref: CE/201201/PA/009/B

Drawing - Proposed Floor Plans - 11 Mar 2021 Ref: CE/201201/PA/010/C

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

4) Before first occupation of the extensions hereby approved, the glazing in the ground floor door on the east elevation and the WC window adjacent to it, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and saved UDP policy DC1.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing