



Planning

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Manchester M60 2LA

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	260
Suffix	
Property name	
Address line 1	Errwood Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M19 1HY
Description of site location must be completed if postcode is not known:	
Easting (x)	386772
Northing (y)	392248
Description	

2. Applicant Details

Title	Mrs
First name	Katarzyna
Surname	Ali
Company name	
Address line 1	260
Address line 2	Errwood Road
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M19 1HY
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

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

Part 1 – Particulars of the application/development
Proposal: Erection of single-storey detached outbuilding within rear garden to form additional living accommodation
Location: 260 Errwood Road, Manchester, M19 1HY
Date of application: 15 April 2020
Application number: 126695/FH/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been Approved in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Received on 9th April 2020 Proposed Site Layout and Outbuilding plan

Received on 9th April 2020 Proposed Elevations

126695/FH/2020 Page 2 of 4

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.

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Reference number

126695/FH/2020

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

1, 2 and 3

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Due to health and safety and more environmentally friendly.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

New proposed drawing is with amendments from previous drawings due to lack of daylight coming inside of the building, and there was no fire exit route in case of emergency plus adding slightly higher pitch roof to allow for installation of solar panels to be energy efficient and be self sustainable.

5. Condition(s) - Removal/Variation

Previous roof had skylight windows which has been removed due to lack of space due to solar panel installation plan. Proposed windows will allow to maximise use of natural light instead of artificial lighting and reduce carbon footprint by saving energy. Windows were proposed by building inspector that in the size of the building is necessary to have few windows for all habitable reasons light, air, ventilation, energy and safety. New plan design has taken into consideration the impact it might have on surrounding properties and potential visual impact however gable roof would be the most efficient roof which would enable to install 50% more solar panels then proposed new drawings which was suggested it would cause harm and Manchester City Council won't approve which is such a shame as it would reduce carbon footprint significantly.

6. 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

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

-Dual pitch roof wouldn't be approved by the Council as it would "increase harm".
-Any other changes can be applied for under this application

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

8. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	260
Suffix	
House Name	
Address line 1	Errwood Road
Address line 2	
Town/city	Manchester
Postcode	M19 1HY
Date notice served (DD/MM/YYYY)	13/02/2021

Person role

- ☒ The applicant
☐ The agent

Title	Mrs
First name	Katarzyna
Surname	Ali
Declaration date (DD/MM/YYYY)	13/03/2021

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	13/03/2021
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