

Planning

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Date: 2 December 2020

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: 128498/NMC/2020

Description: Non Material Amendment to planning permission 125283/FH/2019 to alter position of extension wall, flat roof to extension and alterations to doors and windows , , Minor amendments to door and window locations on the side elevation.

Location: 495 Parrs Wood Road, Manchester, M20 5QG

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

The amendments relate to altering the position of a rear extension wall, flat roof to extension and alterations to doors and windows including minor amendments to door and window locations on the side elevation.

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 are 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 have any significant material impact upon the overall quality of the development.

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:

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

Application form received on the 4 November 2020

Proposed drawings: 05 Rev A and 06 Rev A received on the 19 November 2020

Existing drawings: 01, 02, 03 and 04 and Location Plan received on the 19 November 2020

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.

4) The front and side-facing ground floor bathroom windows shown on drawing 04, and the first floor rear bathroom window shown on drawing 05 Rev A, 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

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