

Planning

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Mr. Niamat Ali
NA Design
47 Egerton Road South
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Date: 1 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: 128491/NMC/2020

Description: Non material amendment to planning permission referenced 123057/FH/2019 to allow elevational alterations

Location: 12 Newdale Road, Manchester, M12 4GG

I refer to your application for a non-material amendment to planning permission reference 123057/FH/2019.

The details of the proposed amendment relate to:

- The development involves replacing the kitchen window along the rear elevation of the original dwellinghouse with a single opening door.
- Replacing the side opening window in the proposed rear extension to a window with top opening lights and,
- Replacing the door to the side elevation of the proposed single storey extension, with a window to serve the w.c accommodation , along with internal reconfiguration of the kitchen and toilet rooms to create a larger room for the w.c.

Following an assessment of the details submitted, I 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 visual amenity of the building or on the residential amenity of any nearby 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 123057/FH/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 123057/FH/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

- o Householder Application for Planning Permission for works or extension to a dwelling forms, received by the City Council as the Local Planning Authority on 18 March 2019.
- o Existing Plan and Site Plan, DRAWING No. NA-B01, received by the City Council as the Local Planning Authority on 18 March 2019.
- o Drawing PROPOSED PLAN, DRAWING No. NA-P02, REVISION C, received by the City Council as the Local Planning Authority on 3rd November 2020, and email from planning agent dated 01.12.2020 confirming the w.c window would be obscurely glazed.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those stated on: Email from agent dated 14/08/2019 and , DRAWING No. NA-P02, REVISION C.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Harriet Aidoo using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing