



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	479
Suffix	
Property Name	
Address Line 1	Princess Road
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M20 1BU

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
383916	393677

Description

Applicant Details

Name/Company

Title

Other

First name

Khaled

Surname

Muwahed

Company Name

Address

Address line 1

479 Princess Road

Address line 2

Address line 3

Manchester

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 1BU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Hafid

Surname

Selougha

Company Name

aecdesign.co.uk

Address

Address line 1

154 Park Road

Address line 2

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 4RG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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 part single/part two storey front extension, two storey side extension and part single/part two storey rear extension to provide additional living accommodation with alterations to landscaping.

Location: 479 Princess Road, Manchester, M20 1BU

Date of application: 13 December 2023

Application number: 138650/FH/2023

Reference number

138650/FH/2023

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

06/02/2024

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

Condition number(s)

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.
- 2) The development hereby approved shall be carried out in accordance with the submitted drawings and documents:
- 3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.
- 4) Before first occupation the first-floor rear facing windows and the first-floor side facing window in the 'right side elevations' as identified on the approved proposed elevation plans shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and where applicable be of a fixed window type and shall remain so in perpetuity.
- 5) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the following drawings shall be implemented not later than 12 months from the date of commencement of works.
 - a. P113 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P113_01 Front Garden Surface Treatment 25/09/2023
 - b. P114 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P114_01 Specification of Planting 25/09/2023If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.
- 6) The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

15/02/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

1) Condition 1 fulfilled.

2) Although the development approved was not carried out in accordance with the submitted drawings and documents, the deviation was very minimal.

Internally: Due to financial restraints, the client decided to keep the old staircase and change the internal plans around it. (Please see the new revised plans.

Externally: Back Garden: the client opted for a Soakaway system to discharge surface water off the surfaced ground.

Front Garden: The client opted for a gravel permeable surface that allows surface water to be absorbed by the ground without impacting the water treatment grid.

Swept Path Analysis demonstrates compliance with condition of vehicular access in and out of the front driveway.

'Front, Rear, Right Side Elevations and Section EE (Obscure Glazing Added)' as received by the City Council on the 28th September 2022: Condition met.

3) The Materials used: Planning officers visited the site during the building stage and have accepted the the type of brick stain used to treat the face of the new external facades.

4) The new inserted windows into elevations have very little variations which do not impact the overall. The new top hang windows versions have been insert in order to improve ventilation without impacting the loss of heat in cold seasons. The proposed dimensions for windows have been respected.

5) the first floor rear facing windows are all fitted with obscure glass, and therefore meet the condition. There are no first floor side facing windows in the 'right side elevations'. This condition is no longer applicable.

elevation plans shall be obscurely glazed

6) The hard and soft landscaping scheme: Although there is a sight deviation from the approved version, the final executed version still complies with the planning conditions. On the rear, and stated above, the back garden surface water is now discharging into a soakaway system as the client opted for resurfacing most of it. The front garden/driveway, is now covered with gravel which is a highly efficient option for discharging surface water into ground.

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

Condition fulfilled.

2) There is a minor deviation from the approved plans for the following reason:

- The financial burdens were overwhelming on the client, so he resorted to the introduce slight changes that would mitigate the financial impact without compromising the overall approved plan layout.
- The initial staircase position is kept but altered slightly which impacted the plan layouts internally. Please see the newly submitted revised plans that show the deviation which we believe is still acceptable and therefore should be approved.
- This variation did not add any extra internal or external spaces on top of what was initially approved,
- The slight variation in the front elevation is only due to the shift of the main entrance to the left on the ground floor and the exchanged spaces between the first floor bedroom and bathroom due to the modified staircase.
- All the opening sizes, with the exception of the new main entrance and above windows (bathroom and right hand side bedroom) changed slightly. The remaining sizes were respected as initially approved, therefore there is no detrimental impact as the deviation of the openings is in shapes and not in sizes, with the exception of the main entrance, and the above front bedroom and bathroom. (See new submitted plans)
- All obscure glass conditions, front/back are respected and fulfilled.
- We therefore believe that Condition 2 should approved.

3) Fulfilled: The compliance officer Ami Savage visited the site, and noticed slight brick shadings between the old and the new. After discussion a two layer stain Coates were proposed by the officer to be applied to the outer face of the brick to fade the difference. After the application, the compliance officer Ami Savage confirmed that the (two coats) is an appropriate match.

4) All required elevation plans are obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and where applicable are of a fixed window type which will remain so in perpetuity. This condition has been respected and fulfilled. (See submitted plans and elevations).

5) The hard and soft landscaping scheme:

- Back Garden: The client opted for hard-surfacing the majority of the back garden, but introduced a soakaway system where all surface water is driven into via the surface water drainage system he implemented. We believe is compliable.
- Front Garder: Due to the financial constraints on the applicant he opted for gravelly the whole front surface and keep few hedges as shown in the newly submitted plans. All surface water will be absorbed by the gravelled surface without impacting the sewerage grid.

6) The secure and ventilated bin storage of waste containers: This has been respected and fulfilled.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RE: 479 Princess Road, M20 1BU

Date (must be pre-application submission)

28/07/2025

Details of the pre-application advice received

Thank you for your email and for facilitating my visit to the site on Friday July 18th.

Having compared the photos taken on site with the approved plans, I can confirm that the front elevation deviates from the approved plans, and as such a new planning application must be submitted to address the following changes:

- Additional door added to the front elevation
- The placement/ size of all three windows on the front elevation

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Other

First Name

Khaled

Surname

Muwahed

Declaration Date

17/10/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

A Selougha

Date

17/10/2025