MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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: 29

Suffix:

Property Name:

Address Line 1: Whalley Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M16 8AD

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

Easting (x): 382849

Northing (y): 395475

Description:

Applicant Details

Name/Company

Title

mr

First name

usman

Surname

ali

Company Name

Address

Address line 1

29 whalley rd

Address line 2

Address line 3

Town/City

manchester

County

Country

United Kingdom

Postcode

m168ad

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

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

Previous application 121891/FH/2018 amended by 125140/NMC/2019.

Reconfiguration of upper floor windows; rear basement exit to be removed; partial removal of raised external decking, canopy and balustrade on the gable-end of the property; as well as other internal alterations to the lay out including an additional velux window. Footprint of extension reduced

Reference number

121891/FH/2018 and 125140/NMC/2019

Date of decision

11/11/2019

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [x] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [ ] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

LOFT AND 1ST FLOOR (2 Loft and 1st Floor Amendments V10.1.pdf)

LOFT- internal
- On the loft floor the toilet is relocated and velux window to be added
1ST FLOOR - internal
- The current bathroom is being narrowed and the entrance is now in master bedroom making it en-suite.
- On the 1st floor the study is being changed to the master toilet for the whole 1st floor.

GROUND FLOOR (1 Basement and Ground Floor amendments V10.1.pdf)

Internal -
- Ground floor bathroom to be relocated from back pantry to middle of property.
External-
- The rear of the extension and corner to corner glass is now a feature glass window and single door and corner to corner brick
- The gable end window is remaining and not being changed to 3 single windows
- no rustic steel screen being built and installed on gable end
- steps and railing to be reduced
BASEMENT
- no new basement exit to be built.
- the cinema room no longer exits and the basement toilet is being moved there.

Please state why you wish to make this amendment

Loft -Relocation of bathroom with added velux window to make better use of space and allow for a study area in loft
1st floor -
(a) The current bathroom is being narrowed to just have just one window instead of two to make the rear bedroom larger and not protrude on to the fire place, also the entrance is now in the master bedroom making it an en-suite bathroom.
(b) The study on the 1st floor will be changed to the master bathroom for the 1st floor.

Ground Floor -
(c) The foot print of the extension has been reduced due to the roof pitch and was not viable.
(d) Corner to corner glass is now brick and a windows due to structural constraints.
(e) The gable end 3 panel bi-fold is now large feature window with a separate single external door.
(f) The internal suspended ground floor in the kitchen will brought back to allow for light to hit the basement which would allow over 5m vaulted ceiling visible in the basement.
(g) The current gable end window in the kitchen is not being changed to 3 separate windows due to the fact that it is not physically possible to do this and the chimney breast is in the way.
(h) The rustic screen is not being added.
(i) The outside stairs and railings had to be shorted because an inspection chamber is required for the drain works at the rear corner of the gable.

Basement -
(j) The proposed basement exit could not be built after discussions with neighbour´s insurance company and the partition wall could not be underpinned at the the rear of the property to allow for this change.
(k) The toilet is being relocated to the cinema room instead has the steel on the partition wall could not be added.

It is worth noting that although the plot is a corner one there are a large wooden fence on one side and Portuguese Laura bushes on the other which restricts the view of the gable end.

Are you intending to substitute amended plans or drawings?

☑ Yes
○ No

If yes, please complete the following details

Old plan/drawing numbers

current plans are on file. 125140/NMC/2019 and 121891/FH/2018
1. north and east elevation 1307142
2. basement and ground floor 1307141
3. 1st floor and loft 1307140
4. south west elevations 1307143

New plan/drawing numbers

1. Basement and Ground Floor amendments V10.1.pdf
2. Loft and 1st Floor Amendments V10.1.pdf
3. Proposed Basement and Ground Floor Plans V10.1.pdf
4. Proposed 1st Floor and Loft Plans V10.1.pdf
5. Proposed East and North Elevation V10.1.pdf
6. Proposed West and South Elevation V10.1.pdf
7. Proposed 3D Render V10.1.pdf

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

Date (must be pre-application submission)

17/09/2025

Details of the pre-application advice received

As well as several emails I had two meetings with Carl and Jennifer Connor on 21 July 2025 and 17 September 2025. In depth discussions concerning the street scene and what may or may not constitute non material amendments. The meetings were very constructive and helpful.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment 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

usman ali

Date

16/10/2025