



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

Eligibility

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

- ☒ 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
☒ Not applicable

Description of Your Proposal

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

Please see 125140/NMC/2019 AND 121891/FH/2018-

I wish to remove corner glass window and rear window (to be changed to a bi-fold and single door in same space), 3 rear light portal windows to be removed; 3 gable end windows to be removed (current window remains); rear basement exit to be removed (current basement exit remains); garden steps and screening on the gable and rear of the property to be removed; other internal alterations to the lay out which were previous approved planning application.

Reference number

Date of decision

What was the original application type?

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

- ☒ **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

Pleas see AFFORDABLE_HOUSING_STATEMENT-1307144.pdf which shows a 3d view of all amendments.

LOFT - internal

Internal alterations 1st floor and loft.pdf

- On the loft floor the toilet is being moved to the other side since the office area would be bigger and there would be more light.

1ST FLOOR - internal

- The current bathroom is being narrowed to just one window to make the rear bedroom larger and not protrude on to the fire place, also 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 1s floor.

GROUND FLOOR

Alterations_basement and_ground_floor.pdf

Proposed basement_ground_1st_floor_and_loft_plan.pdf

proposed_front_rear_and_side_elevation.pdf

- The rear window on the extension and corner to corner glass is now a bi-fold door to allow for more light into the property
- There is a new single door for the basement exit next to the rear bi-fold door.
- The gable end window is not being changed to 3 single windows due to the restriction of space for the 3 physical window
- ground floor bathroom to be relocated from back pantry to middle of property.
- no rustic steel screen being built and installed on gable end
- no planters and rear decking steps on gable end and rear of property

BASEMENT

- no new basement exit to be built.
- the cinema room no longer exists and the basement toilet is being moved there.
- 3 light portal on gable end are not going in.

Please state why you wish to make this amendment

The basement exit could not be completed due to underpinning issues on the partition wall, it was not viable to change so the basement exit needs to remain in same place. So basically, even though I applied for planning to move the exit, which was approved, it turned out this can not be built so it remains as is.

Internal changes to bathrooms were completed to maximize the living spaces and allow for a en-suite in the master bedroom.

By using more doors on the rear extension, coupled with the velux windows, this would allow more light to enter the rear of the property and the basement as well.

The side window on the gable end wall was suppose to be changed to 3 single windows. This could not be completed due to the size of the glass and not being able to compromise the current chimney breast.

The external garden feature attached to the property could be completed

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

1. proposed front, rear and side elevation
2. proposed basement, ground, 1st floor and loft
3. alterations basement and ground floor
4. internal alterations 1st floor and loft
5. affordable housing statement 1307144

plan 5 has been amended to clearly show the non material amendments or no building exit which was approved

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

no reference

Date (must be pre-application submission)

03/06/2025

Details of the pre-application advice received

I spoke to Carl, who was very helpful.

I was told that a new Application for a non-material amendment following a grant of planning permission had to be submitted.

I also spoke to Joshua Lee who was extremely helpful as well. Advice concerned some points missing on the application as I had no understood the questions.

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

09/06/2025

Amendments Summary

I received a email saying that my application could not proceed. I called for clarification and spoke to Joshua Lee, who was extremely helpful. In a Nutshell, I had filled out certain aspects of the form wrong because of my interpretation. Hopefully, I have filled it correctly now. My main concern was that the proposed approved plan had a new basement exit but since it could not be completed and the current annex at the rear of the property would remain the same and unaltered it is not a material change. So it was new basement exit could not be built.