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

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: 15

Suffix:

Property Name:

Address Line 1: Granville Gardens

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2SX

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

Easting (x): 384223

Northing (y): 390944

Description

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Shelley

Company Name

Address

Address line 1

15 Granville Gardens

Address line 2

Didsbury

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M20 2SX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Miss

First name

Susan

Surname

Russell

Company Name

Sue Russell Architecture

Address

Address line 1

49

Address line 2

Alness Road

Address line 3

Town/City

MANCHESTER

County

Country

Postcode

M16 8HW

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

Erection of a two storey side and rear extension, replacement of sloping roof to flat roof to sngle storey rear extension, together with elevational lterations to provide additional living accommodation

Reference number

141096/FH/2024

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

13/11/2024

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

Condition number(s)

Condition 2

Has the development already started?

- [x] Yes
- [ ] No

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

01/02/2025

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

The existing ridge line is further forward and therefore appears higher than shown on the original drawings. This has resulted in the ridge to the new extension hitting in a different place, which has resulted in a different facia to front elevation of the new two storey side extension.
Due to the complex nature on the existing roof it was impossible to determine the ridge position until the scaffolding was erected.
Sun tunnel to main bathroom to be replaced with Velux roof window.
New bay windows to front elevation to be omitted, and render panel to be added to front elevation between new and existing brickwork.
Flat roof to rear single storey extension to be changed to pitched roof with Velux roof window.

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

Drawing 2008.PR1 rev F to be replaced with drawing 2008. PR1 rev k

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)

19/08/2025

Details of the pre-application advice received

Variation of condition application required

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ⊘ Yes
- ◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

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

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
13

Suffix:

Address line 1:
Granville Gardens

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 2SX

Date notice served (DD/MM/YYYY):
23/10/2025

Person Family Name:

Person Role

- ◯ The Applicant
- ⊘ The Agent

Title

Ms

First Name

Susan

Surname

Russell

Declaration Date

23/10/2025

☑ 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

Susan Russell

Date

27/10/2025

Amendments Summary

Certificate B signed instead of certificate A