



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Scott Wilkinson
SHWilkinson Architects Ltd
6 Dale Lee
Bolton
BL5 3YE

Date: 1 August 2025

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: 143408/NMC/2025

Description: Non Material Amendment to planning permission 137091/FH/2023 which involves the omission of the extension to the existing front porch.

Location: 40 Everside Drive, Manchester, M8 8ES

I refer to your application for a non-material amendment to planning permission reference 137091/FH/2023.

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 137091/FH/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137091/FH/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

- 1) The details of the proposed amendment involve the omission of the extension to the existing front porch.
- 2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.
- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - Drawing: Location Plan ref. 000, stamped as received by the City Council as Local Planning Authority on 26 May 2023.
 - Drawing: Elevation Plan ref. P4, stamped as received by the City Council as Local Planning Authority on 31 July 2023.

As amended by:

-Application for a Non-Material Amendment following a Grant of Planning Permission, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Proposed- GF Plan ref. 103 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Proposed- 1F Plan ref.104 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Proposed- Roof Plan ref.106 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Proposed- Front Elevation ref. 110 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Proposed- Side Elevation ref.112 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Proposed- Side Elevation ref. 113 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Visuals 001 ref.191 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Visuals 002 ref.192 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.
-Drawing- Proposed- Rear Elevation ref.111 P3, stamped as received by the City Council as Local Planning Authority on 30 July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Katie Raw using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing