



Planning

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Mrs Zoe Moorhouse
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Date: 5 March 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: 142081/NMC/2025

Description: Non material amendment to planning permission 139565/FH/2024 to omit proposed roof well around existing side window and to reduce height of side window.

Location: 17 Deneford Road, Manchester, M20 2TE

I refer to your application for a non-material amendment to planning permission reference 139565/FH/2024.

The proposed amendment is in relation to omit proposed roof well around existing side window and to reduce height of side window.

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 139565/FH/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139565/FH/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider area.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings received 6th February 2025 numbered 03-05-005_REV B, Proposed Elevations

Drawings received 6th February 2025 numbered 03-003-005 Rev B Proposed Floor Plans

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

Should you wish to discuss the matter further, please contact Tracie Simpson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing