APPENDIX TO AGENDA
(LATE REPRESENTATIONS)

Planning and Highways Committee	20 February 2025	**Item No.**	9
Application Number	141471/FO/2024	**Ward**	Didsbury East Ward

Description and Address
Erection of a three storey detached dwellinghouse (four bed) with associated car parking and landscaping.

Land off Essex Avenue to the rear of 21 Cranmer Road, Manchester

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1. Director of Planning - Further observations

A further condition, regarding the provision of obscure glazing is suggested:

> *22) Before first occupation, the first and second floor windows in the northern and southern elevations of the development hereby approved shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.*
>
> *Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.*

The recommendation remains one of **APPROVE**.