



Planning

Holly Wright
Telephone: 0161 219 6381
holly.wright@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Chris Brown-Colbert
Material Studio Architects
Jactin House,
24 Hood Street
Manchester
M4 6WX

Date: 14 June 2024

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: 140199/NMC/2024

Description: Non-material amendment to planning approval reference 138758/FH/2023 to reduce the size of dormer window and corresponding amendment to the dormer corners

Location: 159 Georgia Avenue, Manchester, M20 1LY

I refer to your application for a non-material amendment to planning permission reference 138758/FH/2023.

The proposed amendments relate to minor alterations to the design of the proposed rear dormer and host dwellinghouse consisting of: reducing the size of the rear-facing dormer window, recessing the rear-facing dormer window with corresponding amendments to the corners of the dormer, changing the material of the rear-facing dormer window from uPVC to aluminium, and retaining the existing set of inward-opening doors along the property's rear elevation.

Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

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 138758/FH/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138758/FH/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

-'Application for a Non-Material Amendment Following a Grant of Planning Permission', numbered 'PP-13123338', stamped as received by the City Council as Local Planning Authority on the 5th June 2024.

-'Proposed Ground_First Floor Plan', numbered 'LP2223_3_200', stamped as received by the City Council as Local Planning Authority on the 5th June 2024.

-'Proposed Truss & Roof Plan', numbered 'LP2223_3_201', stamped as received by the City Council as Local Planning Authority on the 5th June 2024.

-'Proposed Front_Side Elevation', numbered 'LP2223_4_300', stamped as received by the City Council as Local Planning Authority on the 5th June 2024.

-'Proposed Rear_Side Elevation', numbered 'LP2223_4_301', stamped as received by the City Council as Local Planning Authority on the 5th June 2024.

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 Holly Wright using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing