

**Planning**

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

90

Suffix

Property Name

Address Line 1

St Werburgh's Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 0UL

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

Easting (x)

382328

Northing (y)

393932

Description

Applicant Details

Name/Company

Title

Mrs

First name

Caroline

Surname

Cadoo

Company Name

Address

Address line 1

90 St Werburgh's Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 0UL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Installation of basement access and stair to front, installation of rear roof dormer, formation of raised terrace to the rear garden, and elevational alterations to rear first floor bay windows

Reference number

138853/FH/2023

Date of decision

15/02/2024

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

- Alterations to opening sizes on the rear facade as detailed in the revised drawings.

- Reverting back to the box dormer previously approved in by the Lawful Development Certificate ref 136611/LP/2023.

- Amendments to the dormer cladding to use vertical cement weatherboarding, product reference : 'Cedral Click Smooth C18 Slate Grey Vertical'. See product specification brochure attached.

This is instead of vertical standing seam metal cladding as previously approved in application 138853/FH/2023, product reference Greencoat PLX Standing Seam steel in 'Slate Grey RR2H3 / SS0534'. See product specification brochure attached.

Please state why you wish to make this amendment

- The alterations to windows sizes are for functionality of the internal rooms.

- The reversion back to a flat roof dormer is to maximise the amount of solar panels that can be fitted on to the flat roof.

- The alteration to the dormer cladding is to reduce costs while maintaining a long lasting, low maintenance facade that looks contemporary and compliments the original slate tiles.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Drawings

076_L12_01_A - Basement Plan

076_L12_02_A - Ground Floor Plan

076_L12_03_A - First Floor Plan

076_L12_04_A - Loft Plan

076_L12_05_A - Roof Plan

076_L15_01_A - Front Elevation

076_L15_02_A - Rear Elevation

076_L15_03_A - Side Elevation

076_L15_04_A - Side Elevation

New plan/drawing numbers

Proposed Drawings

076_L12_01_B - Basement Plan

076_L12_02_B - Ground Floor Plan

076_L12_03_B - First Floor Plan

076_L12_04_B - Loft Plan

076_L12_05_B - Roof Plan

076_L15_01_B - Front Elevation

076_L15_02_B - Rear Elevation

076_L15_03_B - Side Elevation

076_L15_04_B - Side Elevation

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Jo Sharples

Date

05/06/2024