MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

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: 21

Suffix:

Property Name:

Address Line 1: Brookfield Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 8TX

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

Easting (x): 382189

Northing (y): 393419

Description:

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Davies

Company Name

Address

Address line 1

21 Brookfield Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 8TX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Daniel

Surname

Edmiston

Company Name

6 Design Consulting LLP

Address

Address line 1

41 Grange Avenue

Address line 2

Cheadle Hulme

Address line 3

Town/City

Cheadle Hulme

County

Country

United Kingdom

Postcode

SK8 5JP

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

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

- [x] 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
- [x] Not applicable

Description of Your Proposal

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

Householder planning permission

Part 1 – Particulars of the application/development
Proposal : Erection of single storey rear extension to provide additional living accommodation

Description:
The proposed project involves the construction of a single-storey extension at the rear of the property.
This extension will be limited to the side of the property, adjacent to the existing external wall, without encroaching into the garden space.
The design ensures that the extension seamlessly integrates with the current property, both in terms of quality and aesthetic appeal. It will harmonize with the existing architectural style and mirror the appearance of neighboring properties within the same terrace and along the road.

Reference number

PP-12641752

Date of decision

02/02/2024

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?

- [x] **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

The original planning was showing, for the rear gable wall, a new window to replace the exisitng door - this now is changing, as shown on the elevation drawings, for retention of the exisitng door size.
In addition, a large roof light was proposed, this is now changed to 2 single and separated standard Velux.
Also, small internal alteration are now shown, but not requiring planning permission.

Please state why you wish to make this amendment

We wish to make the amendment in line with the proposed use of the space, retaining the existing door.
We would also like to simplify the roof light to reduce the structural requirement, and the cost overall of the element.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

23_033_101 Existing Layouts _ rev P03
23_033_102 Proposed Layouts _ rev P03
23_033_105 Location Plan _ rev P03

New plan/drawing numbers

23_033_101 Existing Layouts _ rev P04
23_033_102 Proposed Layouts _ rev P04
23_033_105 Location Plan _ rev P04

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] 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

Daniel Edmiston

Date

13/05/2024