
Title: Cover Letter for Planning Amendment to 131552/FH/2021 (approved 12.05.2023)

Project: 10 Rushford Avenue, Levenshulme, Manchester. M19 2HG

Approved Description:

Erection of part two storey, part single storey rear extension to form additional living accommodation and installation of external insulation cladding to existing dwellinghouse

Proposed Amended Description:

Erection of ~~part two storey, part single storey~~ rear extension to form additional living accommodation and installation of external insulation cladding to existing dwellinghouse

To Whom it may concern,

This letter accompanies a non material amendment application seeking to amend the scale of the approved scheme under planning reference 131552/FH/2021 for No 10 Rushford Avenue in Levenshulme.

The proposal is for the effective partial realisation of the scheme as approved by omitting the first floor extension until such a time in the future that this can be resolved within the client's budget. The proposal reduces the apparent scale of the approval and thus reduces any impact on the conservation area context and upon neighbouring properties considered by the approved scheme.

During the planning process a number of extra costs were imposed by the local authority as prerequisites for planning approval. Additional costs imposed include brick-slip cladding to the front elevation, replacement roofing in slate throughout and replacement windows with conservation frames throughout. Please let it be understood that it is not proposed to omit these items as they are understood to be fundamental to the extant planning approval, however it should be recognised that the additional cost burden of achieving these planning requirements has in effect led to this amendment in order to bring the project within budget. The amended proposals preserve the ambition to improve the energy efficiency of the property, which is a desperately needed improvement given the growing energy costs and the needs of the young family living at this address.

As the proposals are effectively in line with reconciling a partial completion of the approved design to mitigate the risk of the construction project running out of money mid-way through, I trust that these changes are not material to the planning approval and may be dealt with under a non material amendment. Please contact me if an alternative form of planning amendment is preferred.

Please let me know if I can be of any assistance in this matter.

Yours Faithfully
Ross Neal