MANCHESTER CITY COUNCIL

Planning

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Mr Saghir Hussain
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Date: 18 January 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: 138896/NMC/2023
Description: Non-material amendment to planning permission reference 130938/FH/2021 to allow external changes to the elevations including the position of the external windows, removal of window and door in south elevation, insertion of window in rear elevation and new bi-fold doors on the rear elevation.
Location: 2 Montcliffe Crescent, Manchester, M16 8GR

I refer to your application for a non-material amendment to planning permission reference 130938/FH/2021.

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 130938/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130938/FH/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The details of the proposed amendment relates to external changes to the elevations including the position of the external windows, removal of window and door in south elevation, insertion of window in rear elevation and new bi-fold doors on the rear elevation.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
A1348(02)001 Revision E received 2 July 2021
A1348(02)002 Revision E received 2 July 2021
A1348(02)003 Revision E received 2 July 2021

As amended by:
Application for a Non-Material Amendment Following a Grant of Planning Permission received 22 December 2023
A1348(02)003 REV H received 22 December 2023
A1348(02)001 REV H received 22 December 2023
A1348(02)002 REV I received 16 January 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Before first occupation, the ground floor bathroom window within the proposed south elevation as shown on the approved 'A1348(02)002 REV I' received 16 January 2024, shall be obscure 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Katie Raw using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing