MANCHESTER CITY COUNCIL

Planning

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Ms Sarah Bolsover
Smashbox Architecture
97 Alderley Road
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Date: 2 November 2023

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: 138262/NMC/2023
Description: Non-material amendment application to planning approval reference 135284/FH/2022 to allow the addition of window within dormer construction and addition of new window and skylight to garage
Location: 36 Meadow Bank, Manchester, M21 8EE

I refer to your application for a non-material amendment to planning permission reference 135284/FH/2022.

The proposed amendments relate to minor alterations to the proposed rear dormer and detached garage consisting of: the addition of a new window and skylight to the detached garage and the addition of a new window to the rear elevation of the rear dormer extension.

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 135284/FH/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135284/FH/2022 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', stamped as received by the City Council as Local Planning Authority on the 6th October 2023.

-'PROPOSED SECOND FLOOR PLAN', numbered '7029_PL09 REV A', stamped as received by the City Council as Local Planning Authority on the 6th October 2023.
-'PROPOSED REAR ELEVATION', numbered '7029_PL10 REV A', stamped as received by the City Council as Local Planning Authority on the 6th October 2023.
-'PROPOSED GARAGE', numbered '7029_PL13 REV A', stamped as received by the City Council as Local Planning Authority on the 6th October 2023.

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,



Julie Roscoe
Director of Planning, Building Control & Licensing