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: 24

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): 382151

Northing (y): 393417

Description:

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Morgan-Hyland

Company Name

Address

Address line 1

24 Brookfield Avenue

Address line 2

Address line 3

Chorlton

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 8TX

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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

Erection of a single storey rear extension and installation of rear roof dormer to form additional living accommodation together with installation of raised rear decked area; associated elevational alterations including application of render to first floor of rear outrigger and the reinstatement of front basement lightwell

Reference number

133088/FH/2022

Date of decision

12/05/2022

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

Removal of materials to be used on external elevations as detailed on approved drawings 7029_PL 12, 7029_PL 13 and 7029_PL 14

Please state why you wish to make this amendment

To allow for all materials to be used on external elevations to be approved through the discharge of condition (3) (materials) attached to the planning permission (ref: 133088/FH/2022), without being limited to any of the external materials detailed on approved drawings 7029_PL 12, 7029_PL 13 and 7029_PL 14

Condition (3) | No above-ground works shall commence unless and until specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

7029_PL 12 Rev -
7029_PL 13 Rev -
7029_PL 14 Rev -

New plan/drawing numbers

7029_PL 12 Rev A
7029_PL 13 Rev A
7029_PL 14 Rev A

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?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

25/07/2023

Details of the pre-application advice received

A non material amendment application is an appropriate route to deal with this non-material change, which will result in a number of external materials detailed on the approved planning drawings being substituted for other higher quality or equally high quality external materials. The local planning authority will retain control over all external materials to be used on the development. Condition (3) attached to the planning permission establishes an appropriate control mechanism requiring submission and approval in writing of all materials to be used on external elevations.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Stephen Morgan-Hyland

Date

26/07/2023