

Planning

Carl Glennon
Telephone: 0161 234 4530
carl.glennon@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

FLOCC STUDIO LTD Tomislav Vuletic
157 Harcourt Street
Stockport
SK5 6UP

Date: 13 July 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: 137486/NMC/2023

Description: Non material amendment to planning permission referenced 130589/FO/2021 to allow change to building footprint

Location: 77 Barlow Road, Manchester, M19 3DB

I refer to your application for a non-material amendment to planning permission reference 130589/FO/2021.

The details of the proposed amendments to the side and rear elevations of approved extension involving:

- i. An increase in the width of the extension by 400 mm, siting it adjacent to neighbouring wall to the extended 75 Barlow Road, positioned along the shared western boundary.
- ii. Enlargement of the leant-to roof to correspond with changed to the rear extension whilst maintaining the previously approved ridge and eaves heights.
- iii. Amendments to the rear elevation involving the replacement of a single window being replaced with a pair of windows. One of the additional windows would be obscurely glazed to facilitate the formation of an en suite bathroom as part of the reconfiguration of bedroom 2 of the authorised apartment.

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 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 or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions:

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 130589/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

130589/FO/2021 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 drawings and documents (references to be included) and stamped as received by the City Council on: 5 July 2023:

Application forms for a non-material amendment following a grant of planning permission
Location Plan TP2.1

Site Plan - Proposed TP2.1

Plans - Proposed Plan As Approved TP3.1

Plans - Proposed Plan Amended TP3.2

Elevations - Proposed Elevations As Approved TP5.1

Elevations - Proposed Elevations As Approved TP5.2

Elevations - Proposed TP5.3

Elevations - Proposed TP5.4

Perspective 01 TP9.1

Perspective 02 TP9.2

Perspective 03 TP9.3

Perspective 04 TP9.4

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 for the City of Manchester.

4) The materials to be used in the construction of the extension hereby approved and any required 'making good' of the wall along the shared western boundary, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced: Plans - Proposed Plan Amended TP3.2; Elevations - Proposed TP5.3; Elevations - Proposed TP5.4; Perspective 01 TP9.1; Perspective 02 TP9.2; Perspective 03 TP9.3 and Perspective 04 TP9.4.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Before the occupation of the development windows to bathrooms as indicated on the approved drawings ref: Plans - Proposed Plan Amended TP3.2 and Elevations - Proposed TP5.3 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing