



Planning

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Manchester M60 2LA

Mr M. Amjad
77 Fields New Road
Oldham
OL9 8BT

Date: 22 June 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: 137029/NMC/2023

Description: Non material amendment to planning permission referenced 132816/FH/2022 to allow alterations to the roof design

Location: 49 Metcombe Way, Manchester, M11 3BY

I refer to your application for a non-material amendment to planning permission reference 132816/FH/2022.

The proposed non-material change would involve elevational alterations to planning permission, (ref: 132816/FH/2022) to simplify the approved roof configuration and weatherproof the extension. This would comprise of a change from the approved shallow hipped roof design, (maximum height, approximately 3540mm) to a shallow pitched roof design, (maximum height, approximately 3500mm). The proposed plan would result in a decrease in the overall height of the approved extension.

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 residential and visual amenity of nearby occupiers.

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, (ref: 132816/FH/2022). These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 132816/FH/2022 still apply to this development.

Due to the acceptance of the amendments outlined above, the following condition also now apply:

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 132816/FH/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132816/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 drawings and documents and stamped as received by the City Council on 01 June 2023, 19 May 2023:

- o Non -material amendment application forms.
- o Covering Letter.
- o Proposed Rear Elevation as amended, Proposed North Elevation as Amended, Proposed South Elevation as amended, Drawing No. NB-PP-01, OPTION 1.
- o Consented and Amended Plans and Elevation Plans.

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 (2012).

Should you wish to discuss the matter further, please contact Harriet Aidoo using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing