

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Magdalena Haener
Pride Road Manchester South
110 Great Stone Road
Manchester
M16 0HD

Date: 27 January 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: 135939/NMC/2023

Description: Non-material amendment to planning permission reference 130693/FH/2021 to allow the side access door to be moved

Location: 19 Rowan Avenue, Manchester, M16 8AP

I refer to your application for a non-material amendment to planning permission reference 130693/FH/2021.

The proposed amendments relate to changes to the positioning of the side door in the south elevation of the property.

Following an assessment of the details submitted, the City Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development nor would it have any greater impact on the amenity of any existing residential properties or on the visual amenity of the wider local area than the previously approved development.

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 130693/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130693/FH/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received by the City Council as Local Planning Authority on 09 June 2021.

11 REV A ELEVATIONS
13 REV A ROOF PLAN

15 REV A FRONT ELEVATION

Received by the City Council as Local Planning Authority on 25 August 2021.

14 Rev D PROPOSED ELEVATIONS 2 of 2

10 Rev C PROPOSED GROUND AND FIRST FLOOR PLANS

Both as received by the City Council as local planning authority on the 11th January 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1 and EN3 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin 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