

Planning

Janet Lawless
Telephone: 0161 234 4535
janet.lawless@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Mike Macpherson
Mike Macpherson Architects
38 Reynard Road
Manchester
M21 8DD

Date: 22 August 2022

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: 134413/NMC/2022

Description: Non material amendment application to planning approval reference 132391/FH/2021 to allow for alterations to elevations with 2No. velux windows and solar panels omitted on front elevation; existing raised chimney stack amended to blue engineering brick; loft sliding/folding type doors provided to same opening in lieu of glazed screen/door; and Dark Oak colour horizontal cladding on rear dormer loft elevation amended to Cream White colour horizontal cladding.

Location: 466 Parris Wood Road, Manchester, M20 5QQ

I refer to your application for a non-material amendment to planning permission reference 132391/FH/2021.

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework. Appropriate conditions have been attached.

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 132391/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132391/FH/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The proposed amendments relate to the following changes to previously application approved under ref 132391/FH/2021.

2No. velux windows and solar panels omitted on front elevation; existing raised chimney stack amended to blue engineering brick; loft sliding/folding type doors provided to same opening in lieu of glazed screen/door; and Dark Oak colour horizontal cladding on rear dormer loft elevation amended to Cream White colour horizontal cladding.

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

P221-15 Rev B- Proposed Floor and Roof Plans received by email 19.08.2022

P221-16 Rev C- Proposed Elevations received by email 19.08.2022

P221-17 Rev B- Proposed Roof Plan received by email 19.08.2022

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.

3) 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. It is also considered that the proposals would not have any impact on the visual amenity of the wider area.

Should you wish to discuss the matter further, please contact Janet Lawless 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