



Planning

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Date: 15 September 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: 134740/NMC/2022

Description: Non-material amendment to planning approval reference 131353/FH/2021 to allow a reduction in the high level glazing to the boundary wall of the ground floor extension, and reduction in size of rooflight

Location: 15 Whalley Road, Manchester, M16 8AD

I refer to your application for a non-material amendment to planning permission reference 131353/FH/2021.

The proposed amendments relate to the following changes to previously application approved under ref

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 residential amenity or the visual amenity of the wider area.

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 131353/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131353/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 on the 13th of August 2021 or as stated:

Application form
Design and Access Statement prepared by Mulholland Architecture dated August 2021

Existing and Proposed Driveway Sections - Ref: Pr-022-302

Proposed Site Plan - Ref: Pr-022-002

As received by the City Council as local planning authority on the 26th August 2021

Ground Floor and Basement Plans - Ref: Pr-022-100 Rev A

Proposed First and Second Floor Plans - Ref: Pr-022-101 Rev A

Proposed Roof Plan - Ref: Pr-022-102 Rev A

Proposed Front and Rear Elevations - Ref: Pr-022-200 Rev A

Proposed Side Elevation 01 - Ref: Pr-022-201 Rev A

Proposed Side Elevation 02 - Ref: Pr-022-202 Rev A

Proposed Long Section AA - Ref: Pr-022-301 Rev A

As received by the City Council as local planning authority on the 18th August 2022

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing