

Supporting Statement



Property address: 184 Greame St, Manchester, M16 7JP

Supporting Statement

This application seeks to vary the approved plans / regularise the development as built following amendments made during construction.

The development was originally commenced in accordance with the planning permission granted by the Local Planning Authority. However, during the build process, certain elements were constructed differently from the approved drawings. This occurred following advice from the builder that the changes would be acceptable and would not require further approval. The applicant relied on this advice in good faith.

Once it became apparent that the completed works differed from the approved scheme, the applicant took steps to address the matter correctly through the submission of this application. There has been no intention to circumvent the planning process, and the applicant is seeking to resolve the position in a positive and cooperative manner.

It is also relevant to note that the eaves height of the development remains below 3 metres, which is a form of development that is commonly regarded as acceptable under permitted development provisions, subject to other relevant limitations and conditions. While this application falls to be determined on its own planning merits, this demonstrates that the scale of the development remains modest and not materially excessive in planning terms.

The amended development should therefore be considered on the basis of its actual planning impact. It is considered that the changes do not give rise to material harm in terms of visual appearance, residential amenity, or the overall character of the area. The proposal remains compatible with the host property and its surroundings.

This application has therefore been submitted to regularise the development and to allow the Local Planning Authority to assess the as-built works on their planning merits.

Accordingly, it is kindly requested that variation of condition consent is granted.