MANCHESTER CITY COUNCIL

Planning

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John McKay
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Date: 24 March 2026

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: 145312/NMC/2026
Description: Non-Material Change to Planning Permission 144383/FH/2025 to allow alteration to rear elevation fenestration
Location: 25 Bridport Avenue, Manchester, M40 3WP

I refer to your application for a non-material amendment to planning permission reference 144383/FH/2025.

The proposed non-material change would involve elevational alterations to planning permission, (ref. no. 144383/FH/2025) comprising of the introduction of 1no. window opening, together with a 2.1m wide bi-fold door along the rear elevation 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. no. 144383/FH/2025). These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 144383/FH/2025 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 144383/FH/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144383/FH/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Specified plans and documents

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 03 March 2026:

o Non -material amendment application forms.
o Existing and Proposed Elevations, Plans and Sections, DRWING NUMBER: - 25-022-BR1

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,



Julie Roscoe
Director of Planning, Building Control & Licensing