MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 144

Suffix:

Property Name:

Address Line 1: Nuthurst Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M40 3WG

Description of site location must be completed if postcode is not known:

Easting (x): 388732

Northing (y): 402294

Description

Applicant Details

Name/Company

Title

Mrs

First name

Samina

Surname

Ghani

Company Name

Address

Address line 1

144 Nuthurst Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M40 3WG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Dave

Surname

Trudgeon

Company Name

Conway Architectural Design

Address

Address line 1

6 Conway Close

Address line 2

Middleton

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M24 1EW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of single storey front, two storey side and single storey rear extension together with enlargement of existing dormers front and rear and raised rear terrace area following demolition of existing single storey front garage, side outrigger and rear conservatory

Reference number

140747/FH/2024

Date of decision (date must be pre-application submission)

27/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/12/2025

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The applicant wishes that the condition be changed, to reflect the updated drawings showing the existing/extended rear dormer to be pushed out towards the rear wall of the original house. Also the width of the side extension has been reduced by 450mm to 3600mm wide to enable access down the side of the house.
The spacing and size of the rear doors and windows to the rear of the single storey extension have also been amended.
The previous designer specified a width of the side extension of 4.1 metres, when the side boundary was only 4.35 metres awayy. leaving no room to open side doors or windows on the planning approved design.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The new drawings are to supersede the original approved plans and elevations. The new drawings now show the updated proposed design.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

21/01/2026

Details of the pre-application advice received

Ian stated that only the rear dormer could be increased in size for this application. Not the front dormer.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Dave

Surname

Trudgeon

Declaration Date

02/02/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Dave Trudgeon

Date

02/02/2026