



Planning

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Mr Ewen Miller
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Date: 17 November 2025

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: 144323/NMC/2025

Description: Non Material Change to planning permission reference 141803/FH/2024 to increase rear external sliding door height by 300mm, reduction roof lights from 3no. to 2no and increase in size of proposed roof lights to 1340mm x 1400mm.

Location: 7 Hayescroft Gardens, Manchester, M20 2AA

I refer to your application for a non-material amendment to planning permission reference 141803/FH/2024.

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 141803/FH/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 141803/FH/2024 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: Non-material amendment to planning permission reference 141803/FH/2025 to allow for a change of materials. Following an assessment of the details submitted, we can confirm that the proposed amendments are 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 will not result in any significant material alterations to the planning approval.

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

- o Drawing - Proposed Plans and Elevations - 21 October 2025 - Reference: 24100 (FE) 100 A
- o Drawing - Proposed Site Plan - 23 December 2024 - Reference: 24100 (PL) 050
- o Supporting Information - Construction Method Statement - 17 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy and JP-P1 of Places for Everyone.

Should you wish to discuss the matter further, please contact Jake Walther using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing