



Planning

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Mr Daniel Connor
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118 Tennyson Avenue
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Date: 18 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: 144319/NMC/2025

Description: Non- Material Amendment to planning application reference

135653/FH/2022 to enable the installation of a hipped roof to the garage (with lower ridge height) in place of the pitched roof arrangement, the relocation of the new side door to the garage ,and amendment to the garden facing elevation of the garage with a set of double doors with sidelights, in place of 2 x sets of double doors.

Location: 25 Daresbury Road, Manchester, M21 9NA

I refer to your application for a non-material amendment to planning permission reference 135653/FH/2022.

The revisions to the approved scheme relate to:

- The installation of a hipped roof to the garage (with lower ridge height) in place of the pitched roof arrangement.
- The relocation of the new side door to the garage.
- Amendment to the garden facing elevation of the garage with a set of double doors with sidelights, in place of 2 x sets of double doors.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed residential development, or the visual and residential amenity of the residential properties in proximity to the site.

Following an assessment of the details submitted, I 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 change will not result in any significant or material alterations to the primary planning permission.

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 135653/FH/2022. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 135653/FH/2022 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:

01 Proposed Site Plan received 21st October 2025

02 Proposed Plans and Elevations dwellinghouse received 9th January 2023

05 Proposed floorplan and elevational alterations to garage received 21st October 2025

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.

Should you wish to discuss the matter further, please contact Janet Lawless 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