MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Usman Ali
29 Whalley Road
Manchester
M16 8AD

Date: 12 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: 144284/NMC/2025
Description: Non Material Change to planning permission 121891/FH/2018 to allow external alterations
Location: 29 Whalley Road, Manchester, M16 8AD

I refer to your application for a non-material amendment to planning permission reference 121891/FH/2018.

The proposed non-material amendment would retain the use of 29 Whalley Road as a dwellinghouse and would involve:

i North elevation -

a. Removal of corner glazing and introduction of replacement masonry punctuated with tow juxtapositioned window.
b. Insertion of slightly enlarged basement windows.
c. Reconfiguration of roof lights to the single story extension.
d. Omission of basement door and related excavation to the related ground works.
e. Reconfiguration of ground floor window.

ii. East elevation -

a. Reduction in the rear projection of the single storey extension (from 5.1 metres to 3.76 metres including over sail).
b. reduction in the projection of the raised patio area.
c. Omission of sliding screen.
d. Replacement of three section ground floor window with a single window (paired with a previously approved window).
e. Revised design to roof space window.

iii. South elevation - Insertion of new roof light to front roof plane (two windows in total).

iv. West elevation - Repositioning of air conditioning unit.

v. The proposed layout to the basement and ground floor would be reconfigured in response to the elevational changes. Further permitted internal reconfiguration would be undertaken in connection with the implementation of the development.

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 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 visual or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions.

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 121891/FH/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121891/FH/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents and received by the City Council as local planning authority on 16 October 2025:

Application forms for a non-material amendment following grant of planning permission
Drawings:
Proposed basement & ground floor Version 10.1
Proposed 1st floor & loft Version 10.1
Proposed east & north elevation Version 10.1
Proposed south & west elevation Version 10.1
Proposed 3D views Version 10.1

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.

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing