MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to planning approval reference 144761/FH/2025 to allow change in height of ground floor single storey extension roof.

Location:

18 South Drive Manchester M21 8DY

Application reference:

OTH-2026-000728

Applicant:

Mr Keval Patel

Date of application:

18 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments relate to minor alterations to the extension, consisting of an increase in the height of the ground-floor element of the rear extension.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144761/FH/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144761/FH/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

‘Application for a Non-Material Amendment Following a Grant of Planning Permission’, numbered ‘PP-15022479’, received by the City Council as Local Planning Authority on the 18th June 2026.

Proposed plans and elevations shown on the drawing titled ‘Extension and Loft Conversion’, numbered ‘3553 – 02 REV A’, received by the City Council as Local Planning Authority on the 18th June 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

The following information is also brought to the applicant's attention.

Informatives

Scope of consent

For the avoidance of doubt, the approval granted under this non-material amendment application relates solely to the increase in height of the ground-floor element of the rear extension, as shown on the approved drawings.

The window arrangement shown on the submitted plans and the air source heat pump indicated within the rear garden do not form part of this application and have not been assessed as part of this decision. No approval is granted for these elements under this non-material amendment.

Any alterations beyond the approved increase in height may require separate planning permission and/or further consent from the Local Planning Authority.

Date: 10 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to planning approval reference 144761/FH/2025 to allow change in height of ground floor single storey extension roof.

Location:

18 South Drive Manchester M21 8DY

Application reference:

OTH-2026-000728

Applicant:

Mr Keval Patel

Date of application:

18 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144761/FH/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144761/FH/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

‘Application for a Non-Material Amendment Following a Grant of Planning Permission’, numbered ‘PP-15022479’, received by the City Council as Local Planning Authority on the 18th June 2026.

Proposed plans and elevations shown on the drawing titled ‘Extension and Loft Conversion’, numbered ‘3553 – 02 REV A’, received by the City Council as Local Planning Authority on the 18th June 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

The following information is also brought to the applicant's attention.

Informatives

Scope of consent

For the avoidance of doubt, the approval granted under this non-material amendment application relates solely to the increase in height of the ground-floor element of the rear extension, as shown on the approved drawings.

The window arrangement shown on the submitted plans and the air source heat pump indicated within the rear garden do not form part of this application and have not been assessed as part of this decision. No approval is granted for these elements under this non-material amendment.

Any alterations beyond the approved increase in height may require separate planning permission and/or further consent from the Local Planning Authority.

Date: 10 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA