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: 59

Suffix:

Property Name:

Address Line 1: Broadhill Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M19 1AR

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

Easting (x): 386551

Northing (y): 392672

Description

Applicant Details

Name/Company

Title

Mrs

First name

Fareeha

Surname

Ahmad

Company Name

Address

Address line 1

59 Broadhill Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M19 1AR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Daud

Surname

Ahmad

Company Name

Address

Address line 1

59 Broadhill Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M19 1AR

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 rear extension to form additional living accommodation

Reference number

142091/FH/2025

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

02/05/2025

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

Condition number(s)

Condition 2
Condition 3
Condition 4

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Applicant desired changes from the approved documents and has requested these changes to be made upon discussion with industry personnel.

For this purpose an alterted set of drawings were produced and these proposed plans require variations in conditions: 2, 3 and 4.

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

Variation in condition 2 to reflect the updated plans and elevations; submitted with this application.
Changes in the drawings include a flat roof construction instead of previously approved pitched roof, with an addition of an overhang of 500mm on the northern wall of the proposal. The roof type was changed due to concerns of moisture build up in a low angled pitched roof. Furthermore the proposed flat roof provides more headroom and facilitates implementation of better insulation without diminishing livable space.
The drawings also show slight redistribution on internal floor space between the proposed rooms. Redistributing the floor space was in order to enlarge the proposed bathroom to facilitate mobility related apparatus and fixtures.

Variation in condition 3 to facilitate the flat roof outlined in the pervious paragraph and displayed in adjoining documents. The flat roof is in keeping with the vernacular as local dwellings have used similar flat roof systems with regard to their rear extensions. Furthermore all other materials match with the existing structure and are unchanged from the approved plans.

Variation in condition 4 to allow: an addition of a roof lantern on the flat roof, slight variations in dimensions of windows and double doors which were previously approved.
The addition of the roof lantern and changes in window dimensions were suggested to improve both, air circulation and the amount of natural light reaching deeper into the dwelling.

Site Visit

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

◯ Yes
⊘ No

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

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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)

18/06/2026

Details of the pre-application advice received

Application was previously submitted as a NVC, whereupon it was suggested that said application be withdrawn and resubmitted as a variation in condition. Due to the fact a change in eaves height at the boundary with the adjoining property warranted a chance for neighbours to comment on the matter.

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? E.g. All the land is owned by a single individual

- [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

Daud

Surname

Ahmad

Declaration Date

20/06/2026

☑ 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

Fareeha Ahmad

Date

08/07/2026