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 permission 143291/FH/2025 to allow for a reduction in the size of the bi-fold doors and the inclusion of a window on the rear elevation of the single storey rear extension

Location:

128 Old Lansdowne Road Manchester M20 2NY

Application reference:

OTH-2026-001210

Applicant:

Mr Chris Devitt

Date of application:

31 July 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, comprising a reduction in the width of the approved bi-fold doors and the insertion of an additional window within the rear elevation of the approved single-storey rear extension, are considered to be non-material in nature. The amendments would not materially alter the scale, siting, design or appearance of the approved development, nor would they result in any materially different impacts on residential amenity or the character and appearance of the Albert Park Conservation Area. The proposal therefore constitutes a non-material amendment under Section 96A of the Town and Country Planning Act 1990 and is acceptable.

It should be noted that this decision does not supersede the decision notice attached to planning permission 143291/FH/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143291/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

2) The development hereby approved shall be carried out in accordance with the following

documents:

Proposed ground floor plan ref- P404_109 B (received 31 July 2026)

Proposed attic and roof plan ref- P404_110 (received 5 September 2025)

Proposed elevations ref- P404_111 B (received 31 July 2026)

Proposed elevations ref- P404_112 (received 5 September 2025)

Proposed elevation ref- P404_113 (received 5 September 2025)

Location plan ref- P404_100 (received 5 September 2025)

Reason- to ensure that the development is carried out in accordance with the approved plans,

pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Date: 11 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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