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: 25

Suffix:

Property Name:

Address Line 1: St Werburgh's Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 0TL

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

Easting (x): 382354

Northing (y): 394203

Description

Applicant Details

Name/Company

Title

Ms

First name

Karen

Surname

Broady

Company Name

Address

Address line 1

25 St Werburgh's Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 0TL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mrs

First name

Susan

Surname

McBain

Company Name

Figura Architecture Ltd

Address

Address line 1

4 Landswood Park

Address line 2

Hartford

Address line 3

Town/City

Landswood Park, Hartford, Northwich

County

Country

GB

Postcode

CW8 1NF

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 a single storey rear extension following demolition of existing conservatory and rear extensions, together with two storey front extension to form additional living accommodation and installation of rear raised patio

Reference number

132434/FH/2021

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

04/02/2022

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

Condition number(s)

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:
000- Existing Site Plan, 001- Existing Ground Floor Plan
002- Existing First Floor Plan,003- Existing Roof Plan
101- Existing Front Elevation, 102- Existing Side (south) Elevation
103- Existing Rear Elevation, 104- Existing Side (north) Elevation
010- Propose Site Plan, 011- Proposed Ground Floor Plan
012- Proposed First Floor Plan, 013- Proposed Roof Plan
111- Proposed Front Elevation, 112- Proposed Side (south) Elevation
113- Proposed Rear Elevation, 114- Proposed Side (north) Elevation.
All received 8th December 2021.
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.

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

13/03/2023

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

The client and builder wish to amend the proposals for the two storey front extension, so that it has better buildability, is more in keeping with the original dwelling, and meets the client's current needs in terms of accommodation.
The proposed front extension will be of two storeys as per the approved design, however it is to project further forward than the approved plans to provide a larger porch and extension to the first floor bedroom. The amount of glazing on the front porch is to be reduced, and the elevational treatment amended. The roofline is to be lowered to allow for better buildability and avoid connecting into the existing tiles of the first floor gable.

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

Amended to reflect the new drawings submitted with this application.

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL (when applying to Remove or Vary Conditions on an Existing Planning Permission)

Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

◯ Yes
⊘ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

First Name

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

Surname

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

Reference

Re: 132434/FH/2021 25 St Werburgh's road - query

Date (must be pre-application submission)

04/08/2026

Details of the pre-application advice received

With regards to the proposed changes to the previously approved scheme, my initial concern was the increased projection in front of the building line and beyond the projecting bay windows, however having looked at this again I don't think the principle of the change is going to be an issue.
Can you confirm that the plans have changed from the original consent, in that the side extension which originally had the utility room to the front with the enlarged kitchen breakfast diner to the rear, appears to be now following the original footprint of the utility being retained to the rear. Is it therefore the case that the scheme is being under implemented?

As I have said I don't believe the changes would be problematic, and given that the works have been part implemented, could be varied under a section 73 application as the 2- storey front extension is increasing in size in both projection and width it could not be done under a non-material amendment. Obviously the scheme would be fully assessed upon the submission of the application, and full sets of drawings.

I would suggest that the drawings that are submitted with the section 73 application are shown with the elevations head on, rather than angled, as this does not give a true representation of the views of the elevations when viewed within the street scene. Also to include the roof within the drawings rather than just the gable fronts.

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

Mrs

First Name

Susan

Surname

McBain

Declaration Date

26/08/2026

- [x] 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

Susan McBain

Date

14/09/2026

Amendments Summary

Name updated