Application for Variation/Removal of Condition(s) (Section 73)
Town and Country Planning Act 1990 (as amended)

MANCHESTER CITY COUNCIL

Manchester

Publication of applications on planning authority website

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".

Address Line 1

13 Alford Avenue

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Postcode

M20 1AQ

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

Easting (x)

384236

Northing (y)

393582

Description of site location

-

Applicant Details

Name/Company

Title

Mr

First Name

Muhammad

Surname

Qasim

Company Name

-

Address

Address Line 1

13 Alford Avenue

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Country

-

Postcode

M20 1AQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

Mr

First Name

Mahboob

Surname

Alam

Company Name

Alamplans Architecture

Address

Address Line 1

15 Rafborn Grove,

Address Line 2

-

Address Line 3

-

Town/City

Huddersfield.

County

-

Country

United Kingdom

Postcode

HD3 3UB

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposal

Description of Approved Development

Erection of a single-storey rear extension

Project Type

Householder development

Reference Number

PLA-2026-000297

Date of Decision

21/08/2026

Condition Number(s) to be Varied/Removed

2

Has the development started?

◯ Yes

⊘ No

Condition(s) - Variation/Removal

Reason for Requesting Variation/Removal

The applicant seeks to vary Condition 2 of planning permission PLA-2026-000297 in order to substitute revised drawings for the approved drawings. The amendment increases the rearward projection of the approved single-storey rear extension from approximately 4.35 metres to 6.00 metres. The additional rear section is to provide a bathroom and is designed with a flat roof, while the main approved extension retains its lean-to roof form. The property benefits from a substantial rear garden and the additional projection is positioned towards the more open part of the garden, away from the neighbouring dwelling. The amendment is therefore considered to retain an acceptable relationship with neighbouring properties and to preserve adequate private amenity space.

Proposed Varied Condition Wording

Condition 2 to be varied so that the development is carried out in accordance with the revised drawings submitted with this application, including Planning DRW ALFOv2, in place of the previously approved Planning DRW ALFO drawings. All other approved documents and conditions shall remain unchanged.

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?

Agent

Pre-application Advice

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

◯ Yes

⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the

decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

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?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

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 Agent

Title

Mr

First Name

Mahboob

Surname

Alam

Declaration Date

28/09/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Variation/Removal of Condition(s) (Section 73) 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.

- [x] I / We agree to the outlined declaration

Signed

Mahboob Alam

Date

29/09/2026