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: 24

Suffix:

Property Name:

Address Line 1: Ashstead Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M33 3PX

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

Easting (x): 379271

Northing (y): 390325

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Goodfellow

Company Name

Address

Address line 1

24 Ashstead Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M33 3PX

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

Mr

First name

stephen

Surname

Graham

Company Name

Address

Address line 1

1D Broomville Avenue

Address line 2

Sale

Address line 3

Town/City

County

Country

GB

Postcode

M33 3DD

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

Proposal: Erection of single storey side and rear extension and extension to front porch, and elevational alterations to host property

Reference number

143744/FH/2025

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

29/08/2025

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

Condition number(s)

2, 4 & 5

Has the development already started?

- [x] Yes
- [ ] No

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

05/03/2026

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

Condition 2

1. Pitched roof material changed. - This is from a Zinc, new material a roof tile to match.
2. Up and over roof light omitted. Now just a window.
3. Window and door frame colour changed, RAL 7033
4. Proposed side door omitted and a new window replaced in existing opening. Glass to be frosted.
5. 2N0 side windows added 1875mm above FFL - 1135x450 - bscure glass to be used

Condition 4

Remains the same, Obscure glass to be used.

Condition 5

Samples submitted - Delivered to the planning department in person. These will be delivered between 2nd - 4th October 2026.

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

Material conditions only to be changed from:

1. Pitched roof material changed. - This is from a Zinc, new material a roof tile to match.
2. Up and over roof light omitted. Now just a window.
3. Window and door frame colour changed, RAL 7033
4. Proposed side door omitted and a new window replaced in existing opening. Glass to be frosted.
5. 2N0 side windows added 1875mm above FFL - 1135x450 - obscure glass to be used

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?

◯ 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

143744/FH/2025

Date (must be pre-application submission)

03/08/2026

Details of the pre-application advice received

How to discharge Condition 3 regarding materials.
To inform that that further materials had changed and how we should proceed regarding a new application.

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

stephen

Surname

Graham

Declaration Date

29/09/2026

- [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

stephen Graham

Date

09/10/2026

Amendments Summary

Adding applicants name to the application.