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 145489/JO/2026 to allow a small section of pitched roof to replace a flat roof at first floor level.

Location:

255 Brooklands Road Manchester M23 9HF

Application reference:

OTH-2026-001712

Applicant:

Dr Hamid Sheikh

Date of application:

21 September 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 details of the proposed amendments are:

• replacement of flat roof over 2 storey rear outrigger with pitched roof

It should be noted that this decision does not supersede the decision notice attached to planning permission 145489/JO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 145489/JO/2026 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

1) Condition 3) The development hereby approved shall be carried out in accordance with the following drawings:

a) PL-101, PL-102, PL-105 and PL107 received on 25 July 2022

b) PL04-106, received on 21 September 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

Date: 13 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

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Applicant:

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Date of application:

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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:

Following an assessment of the details submitted, the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alteration to the host planning permission or have a detrimental impact upon the levels of visual and residential amenity enjoyed within the vicinity of the site.

It should be noted that this decision does not supersede the decision notice attached to planning permission 145489/JO/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 145489/JO/2026 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

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