

My ref: KAT/NMA/2010/0035

05/10/2010

Mrs Claire Watts
10 Woodbrooke Avenue
Hyde
Manchester
SK14 2SQ

Dear Mrs Claire Watts

NMA/2010/0035 - Non-material amendment on HPK/2010/0193 for amendments to steps on rear, increase number of velux windows to 4, reduction in height of retaining wall to 1100mm, fencing along boundary at Malvern Start Lane, Whaley Bridge

Further to the above application received for minor amendments to the approved application HPK/2010/0193 I can confirm the following. To clarify I will use the numbering as per the plan submitted,

- (1) The velux windows are acceptable as an amendment. It should be noted that normally under the Town and Country (General Permitted Development) Order "any other alteration to the roof of a dwellinghouse" is permitted and provided velux do not protrude above 150mm beyond the plane of the slope of the original roof they do not require consent on the original dwellinghouse.
- (2) The fence should be erected as per condition 3 on the approved application HPK/2010/0193.
- (3) The revised positioning of the retaining wall, the reduction in height and the proposed sets of stairs are acceptable as a non-material amendment.
- (4) The repositioning of these steps is acceptable as a non-material amendment.
- (5) This is not considered as part of this application. If you require confirmation that planning permission is not required you would need to formal write to the Council under the Householder Planning Request Service.
- (6) Please refer to (3) above.
- (7) This is not considered as part of this application. If you require confirmation that planning permission is not required you would need to formal write to the Council under the Householder Planning Request Service. However under Part 2, Class A, Minor Operations of the Town and Country (General

Permitted Development) Order, the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other mean enclosure is permitted provided,

- (a) the height would not exceed one metre above ground level adjacent to a highway used by vehicular traffic,
- (b) the height of any other erected or constructed would not exceed two metres above ground level

The amendments are detailed as above and I would remind you that the conditions attached to the original approval HPK/2010/0193 still apply. If you require further information then please contact the case officer Karen Taylor.

Yours faithfully

Andrew Ellis
Development Control Manager

When calling please telephone 0845 129 7777 ext 3662
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