



MANCHESTER
CITY COUNCIL

Planning

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Mr Muhammad Amjad
77 Fields New Road
Oldham
OL9 8BT

Date: 12 April 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 133160/NMC/2022

Description: Non -material amendment to planning permission reference 129589/FH/2021 to allow for change from flat to pitch roof to the single storey rear extension, amendments to the size of door and window and insertion of roof light to pitch roof,

Location: 43 Edgeworth Drive, Manchester, M14 6RU

I refer to your application for a non-material amendment to planning permission reference .

The proposed amendments relate to amendments to allow a pitched roof to the single storey rear extension, amendments to the size of door and window and insertion of roof light to pitch roof.

Following an assessment of the details submitted, the City Council as local planning authority can confirm that the proposed amendments are not considered to be of a non-material nature. This is due to the increase in the width of the first floor element which result in the positioning of the extension closer to the boundary with a neighbouring property which are significantly different to the scheme which was originally approved under application 129589/FH/2021 and could give rise to impacts on residential amenity which require further notification of neighbouring properties.

Given the difference between the approved plans and those now proposed, the Council can confirm that the proposals cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Robert Tyrer using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing