



Mr Soreen Billbas
48 Overlea Drive
Manchester
M19 1QU

Date: 28 February 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: 132852/NMC/2022

Description: Non Material Amendment to planning permission 127732/FO/2020 to allow alteration to the materials of the rear dormer and alteration to design of rear elevation roof.

Location: 48 Overlea Drive, Manchester, M19 1QU

I refer to your application for a non-material amendment to planning permission reference 127732/FO/2020.

The proposed amendments relate to amendments to the dormer materials. It is also noted that the design of the rear roof has been altered from that previously approved.

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 change in dormer materials which will have an impact on the visual amenities of the area as well as on the character and appearance of the dwelling as a result of the long-ranging views along Overlea Drive.

It is also noted that the design of the rear roof has been altered from the plans approved under application 127732/FO/2020 and that this may have an impact on the amenity of neighbouring occupiers. As such, the proposal has impacts which require further notification of neighbouring properties.

Given the difference between the approved plans and those now proposed, I 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 Linda Marciniak using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing