



Mr Rashid Mehmood
I. Planning Services
6B Cook Street
Bury
BL9 0RP

Date: 24 November 2021

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: 132208/NMC/2021

Description: Non-material amendment application to planning approval reference 125204/FH/2019 to allow for amendments to roof design and height; addition of a window to the side and larger opening door to the rear

Location: 19 Fairmile Drive, Manchester, M20 5WS

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

The proposed amendments relate to amendments to the roof design and height; addition of a window to the side and larger opening door to the rear. It is also noted that the distances of the extension between boundaries of the property differ from those 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 increase in the overall height of the extension to the side and change in profile to the roof and 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 125204/FH/2019 and could give rise to impacts on residential amenity which require further renotification of neighbouring properties.

Given the difference between the approved works 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.

In order to regularise the as built extension a new householder application or variation to the specified plans condition (condition number 2 of planning approval reference 125204/FH/2019) would need to be submitted as a section 73 application.

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

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing