



MANCHESTER
CITY COUNCIL

Planning

Constance Phillips
Telephone: 0161 234 5792
constance.phillips@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Magdalena Haener
Pride Road Manchester South
110 Great Stone Road
Manchester
M16 0HD

Date: 22 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: 132030/NMC/2021

Description: Non Materials Amendment to planning permission 124200/FH/2019 to change the roof on the ground floor to a mono-pitch gable on the east elevation from a hipped end with associated addition of a roof window and insertion of an obscure glazed window to the ground floor west elevation

Location: 15 St Werburghs Road, Manchester, M21 0TL

I refer to your application for a non-material amendment to planning permission reference 124200/FH/2019.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be a material change. The City Council is not satisfied that the proposed changes would not have an impact upon the character of the building, the residential amenity of nearby occupiers or upon the visual appearance of the area. As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

The proposed amendments relate to changes to the single storey rear extension and two storey side extension, including a mono-pitched roof over the rear element with additional rooflight and an additional obscurely glazed window to the side elevation.

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

Should you wish to discuss the matter further, please contact Constance Phillips using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

