



Mr Abdel Koussa
Koussa Architects
66 Norman Road
Altrincham
WA14 4EB

Date: 15 December 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: 132241/NMC/2021

Description: Non Material amendment to planning permission reference 129641/FO/2021 to allow alterations to steel staircases, alterations to windows and doors, bin store locations located to rear gardens and landscaping altered

Location: 84 Demesne Road, Manchester, M16 8PJ

I refer to your application for a non-material amendment to planning permission reference 129641/FO/2021.

The proposed amendments relate to the addition of a window in the rear elevation, the repositioning of a rear door and steps to the rear entrances, changes to the refuse storage arrangement and the landscaping of the site compared with the previously approved scheme.

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 addition of a window and alterations to the rear access to the properties which may impact on the adjacent uses and are significantly different to the scheme which was originally approved under application 129641/FO/2021 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 planning application or variation to the specified plans condition (condition number 2 of planning approval reference 129641/FO/2021) 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 Dave Morris 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