



MANCHESTER
CITY COUNCIL

Planning

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Mr Simon Casey
BlueChip Architecture Ltd
18 Botany Road
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Date: 29 September 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: 131549/NMC/2021

Description: Non material amendment application to planning approval reference 124305/FH/2019 to allow for a change to the roof profile at the rear of the approved extension and changes to rear glazing

Location: 69 Oswald Road, Manchester, M21 9QD

I refer to your application for a non-material amendment to planning permission reference 124305/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 extension, including a dual-pitched roof over the rear element, additional rooflights and additional glazing to the rear 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