



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Wayne Johnson
DSJ Private Clients
51 Salt Meadows
Nantwich
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Date: 14 February 2020

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: 125957/NMC/2020

Description: Non-material amendment to planning approval reference 124414/FH/2019 to allow the addition of bay windows to the front elevation of the extension and to retain the existing window and door openings to the rear elevation.

Location: 50 Parkbrook Road, Manchester, M23 1AN

I refer to your application for a non-material amendment to planning permission reference 124414/FH/2019.

The proposed amendments relate to a change in the rear door/window arrangement and the addition of bay windows to the front elevation of the two storey side extension, at ground and first floor.

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.

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