



MANCHESTER
CITY COUNCIL

Planning

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Mr Dean King
NK Architectural
Hexagon Tower
Manchester
M9 8GQ

Date: 7 October 2025

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: 143949/NMC/2025

Description: Non Material Amendment to planning permission 142394/FH/2025 to allow movement of outbuilding and reduce width of outbuilding

Location: 49 White Moss Avenue, Manchester, M21 0XS

I refer to your application for a non-material amendment to planning permission reference 142394/FH/2025.

The submitted plan proposes a non-material amendment to planning permission 142394/FH/2025 to allow movement of outbuilding and reduce width of outbuilding. The outbuilding would be sited 500mm from the rear boundary of the site (see Figure 1). The width of the outbuilding would reduce from 4.7 metres to 4 metres.

Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. The City Council considers that the proposed change would have an impact on the amenity of neighbouring residents. 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 Katie Raw using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing