



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Abdul sabawan
70 Sheepfoot Lane
Prestwich
Manchester
M25 0DN

Date: 19 August 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: 143569/NMC/2025

Description: Non Material Change to planning permission 141533/FH/2024 to allow alterations to porch

Location: 16 Wroxham Road, Manchester, M9 8WA

I refer to your application for a non-material amendment to planning permission reference 141533/FH/2024.

The submitted plan proposes a non-material amendment to planning permission ref: 141533/FH/2024 to allow an increase in size of the porch element of the development, to a depth of 1.8 metres and width of 2.7 metres, and an associated increase of the floor area to 4.9 sq.m.

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 upon the character of the building, the amenity of neighbouring residents and 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 Katie Raw using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

