



Tanique Daley
40 Everside Drive
Manchester
M8 8ES

Date: 25 June 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: 143048/NMC/2025

Description: Non-material amendment to planning permission referenced 137091/FH/2023 to allow for an increased floorplate and elevational alterations.

Location: 40 Everside Drive, Manchester, M8 8ES

I refer to your application for a non-material amendment to planning permission reference 137091/FH/2023.

The proposed amendments relate to an increased floorplate and elevational alterations.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered 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.

Inaccuracies have been identified within the submitted drawings. Whilst the proposed visuals (drawing ref: 191) shows a lean to style front porch and hipped side extension, the proposed front elevation (drawing ref: 110 P4) shows a gable roof form of the front porch. If the existing gable roof form of the front porch is to be retained, then the proposed side elevation (drawing ref: 112) would be considered inaccurate, as the gable roof form of the side extension is omitted from the drawings.

Therefore, given the accuracy of the submitted information, and the uncertainty of how the proposal may affect the visual appearance of the development, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing