



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Usman Ali
29 Whalley Road
Manchester
M16 8AD

Date: 3 July 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: 143123/NMC/2025

Description: Non-material amendment to planning permission referenced: 121891/FH/2018 amended by 125140/NMC/2019 relating to , the removal of windows and doors to the basement, reconfiguration and re-siting of a single storey rear extension, removal of raised external decking, canopy and balustrades, reconfiguration of upper floor windows, associated raising of ground levels and revisions to the internal layout,

Location: 29 Whalley Road, Manchester, M16 8AD

I refer to your application for a non-material amendment to planning permission reference 121891/FH/2018.

The proposed amendments relate to the removal of windows and doors to the basement, reconfiguration and re-siting of a single storey rear extension, removal of raised external decking, canopy and balustrades, reconfiguration of upper floor windows, associated raising of ground levels and revisions to the internal layout.

Following an assessment of the details submitted, it is confirmed that the proposed amendments would result in material changes to the development. The City Council considers that the proposed changes 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 Carl Glennon using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

