



Mr V Alyas
Architek
916 Stockport Road
Manchester
M19 3AB

Date: 24 December 2024

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: 141656/NMC/2024

Description: Non-material amendment application to planning permission reference 136488/FH/2023 to allow alterations to the rear elevation comprising: The inclusion of a bi folding door with a Juliet balcony railing and at first floor the addition of new windows

Location: 16 Crumpsall Lane, Manchester, M8 5FB

I refer to your application for a non-material amendment to planning permission reference 136488/FH/2023.

The proposed amendments relate to:

- Changing the dormer window from the approved bi-fold door to a sliding door with a Juliet balcony railing, enlargement of opening and alteration to its relationship to the dormer extension.
- Amending the number and arrangement of windows within the rear elevation of the property at first floor level, to try to overcome inaccuracies within the approval of 136488/FH/2023, and to increase the size of one of the windows.

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 including the Crumpsall Lane conservation 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