



MANCHESTER
CITY COUNCIL

Planning

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Mr Howard Kao
Jade Tiger Architects Ltd
15 Morgan Road
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Date: 9 July 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: 140245/NMC/2024

Description: Non Material Amendment to application 136347/FH/2023 to allow alterations to the roof design

Location: 200 Wythenshawe Road, Manchester, M23 0PF

I refer to your application for a non-material amendment to planning permission reference 136347/FH/2023.

The proposed amendments relate to:

The two storey rear roof being replaced with a flat roof, rather than the approved hipped roof as specified on planning reference number 136347/FH/2023, drawings numbered KR825-PL-202 Rev A and KR825-PL-203 Rev A, received electronically on the 27 April 2023.

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

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Janine Renshaw-Livesey using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing