



Ms Jo Sharples
Editional Studio
50 Stockton Road
Manchester
M21 9ED

Date: 19 June 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: 140289/NMC/2024

Description: Non Material Amendment to planning application 138853/FH/2023 to allow alterations to opening sizes on the rear facade and alterations to dormer

Location: 90 St Werburgh's Road, Manchester, M21 0UL

I refer to your application for a non-material amendment to planning permission reference .

The proposed amendments relate to:

- Ground floor rear door opening widened with bi-folding triple-glazed aluminium-framed doors (finished in white) installed.
- Window/fanlight above ground floor rear single door omitted from scheme.
- Approved first-floor projecting rear bay window omitted from scheme, with original window feature retained.
- Dormer glazing amended to include smaller openings with triple-glazed aluminium-framed windows (finished in white).
- Dormer materials amended from Greencoat PLX Standing Seam steel in 'Slate Grey RR2H3 / SS0534' to vertical cement weatherboarding in 'Cedral Click Smooth C18 Slate Grey Vertical'.
- Dimensions of rear dormer amended to reflect those approved under 136611/LP/2023, including amending the pitched/dual pitch roof form to a flat/slightly sloped roof form.

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 Holly Wright 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