



MANCHESTER
CITY COUNCIL

Planning

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Date: 27 February 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: 139126/NMC/2024

Description: Non-Material amendment to planning permission 138397/FH/2023 to extend single storey rear extension by an additional 400mm from the approved rear bay window.

Location: 28 Chelsfield Grove, Manchester, M21 7SU

I refer to your application for a non-material amendment to planning permission reference 138397/FH/2023.

The proposed amendments relate to extend a single storey rear extension by an additional 400mm from the approved rear bay window.

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 alterations would not have an impact upon the residential amenity of neighbouring occupiers. As such, the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1996.

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

Should you wish to discuss the matter further, please contact Tracie Simpson using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing