



MANCHESTER  
CITY COUNCIL

Planning

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Date: 8 January 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:** 137193/NMC/2023

**Description:** Non-material amendment to planning approval reference 132078/FH/2021 to allow an additional first floor rear extension, alteration to first floor roof from flat to double pitched roof; alteration to ground floor roof from flat to a single pitch roof

**Location:** 23 Maine Road, Manchester, M14 4FS

I refer to your application for a non-material amendment to planning permission reference 132078/FH/2021.

The proposed amendment relates to

- a) an additional first floor rear extension,
- b) alteration to first floor roof from flat to double pitched roof,
- c) alteration to ground floor roof from flat to a single pitch roof.

Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be a material change. 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 David Lawless using the details above.

Yours faithfully,

Julie Roscoe  
Director of Planning, Building Control & Licensing

