



MANCHESTER
CITY COUNCIL

Planning

Holly Wright
Telephone: 0161 219 6381
holly.wright@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Ahmad Turkmani
AT A. Design
12 Hastings Gardens
Stockport
SK5 8BF

Date: 22 September 2023

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: 138145/NMC/2023

Description: Non-material amendment to planning approval reference 136572/FH/2023 to allow for the insertion of an additional side facing first floor window

Location: 151 Hart Road, Manchester, M14 7BA

I refer to your application for a non-material amendment to planning permission reference 136572/FH/2023.

The proposed amendments relate to alterations to the proposed two-storey side and part-single / part-two storey rear extension consisting of: the installation of an additional first-floor window in the side elevation facing No.153 Hart Road.

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 Holly Wright using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing