



MANCHESTER
CITY COUNCIL

Planning

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Mr Simon James
Simon James Arq Ltd
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Date: 17 July 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: 137340/NMC/2023

Description: Non Material Amendment to planning permission 130100/FO/2021 to allow for changes to the configuration of the extension building footprint; an increase in height by 80mm to the extension roof and 140mm to the main roof raised ridge; amendments to the internal layout.

Location: 402 Wilmslow Road, Manchester, M20 3BN

I refer to your application for a non-material amendment to planning permission reference 130100/FO/2021.

The proposed amendment relates to changes to the configuration of the extension building footprint; an increase in height by 80mm to the extension roof and 140mm to the main roof raised ridge; amendments to the internal layout.

Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be a material change. The City Council is not satisfied that the proposed changes would not have a significant impact 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 Jennifer Connor using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

