



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Paul Weall
2 Marne Avenue
Manchester
M22 4RP

Date: 29 November 2022

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: 135401/NMC/2022

Description: Non-material amendment to planning approval reference 133863/FH/2022 to allow the rear store to be extended.

Location: 2 Marne Avenue, Manchester, M22 4RP

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

The proposed amendments relate to the increase in length of the proposed rear store from 1.912 metres to a rearward projection of 2.587 metres, a total increase of 67.5 centimetres.

Following an assessment of the details submitted, the City Council as local planning authority can confirm that the proposed amendments are not considered to be of a non-material nature. This is due to the increase in the rearward projection of the rear extension when compared to the original approved extension allowed by application reference: 133863/FH/2022 and could give rise to impacts on residential amenity which require further renotification of neighbouring properties.

Given the difference between the approved plans and those now proposed, the Council can confirm that the proposals 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 Janet Lawless using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

