



MANCHESTER
CITY COUNCIL

Planning

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Date: 7 December 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: 135423/NMC/2022

Description: Non Material Amendment to planning permission 133834/FH/2022 to allow flat roof to single storey rear extension, reduced first floor and chamfered corner and reduced setback at first floor,

Location: 408 Mauldeth Road West, Manchester, M21 7RA

I refer to your application for a non-material amendment to planning permission reference 133834/FH/2022.

The proposed amendments relate to the change in the design and scale of the proposed part single part two storey rear extension and a reduction in the setback at first floor for the part single part two storey side extension.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be a material change. The City Council is not satisfied that the proposed changes would not have an impact upon the character of the building, the residential amenity of nearby occupiers or 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 Constance Phillips using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

