



MANCHESTER
CITY COUNCIL

Planning

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Stuart Broadhurst
Purple Plans Ltd
1 Central Avenue
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Date: 20 July 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: 134330/NMC/2022

Description: Non-material amendment to planning approval reference 131690/FH/2021 to remove pitched Lean-to roof to be replaced with new flat roof and parapet walls to single storey rear extension and inclusion of 2no. rooflights included to flat roof

Location: 15 Withnell Road, Manchester, M19 1GH

I refer to your application for a non-material amendment to planning permission reference 131690/FH/2021.

The proposed amendments relate to amendments to remove the pitched Lean-to roof and replaced with new flat roof and parapet walls to single storey rear extension and inclusion of 2no. rooflights included to flat roof.

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 height of the rear extension as a result of the parapet wall which would be taller for a greater length than the original approved extension allowed by application reference: 131690/FH/2021 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 Robert Tyrer using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing