MANCHESTER CITY COUNCIL

Planning

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Mrs Ayah Hatahet
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Date: 27 November 2025

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: 144599/NMC/2025
Description: Non Material Change to planning permission reference 141776/FH/2024 to allow reduction of extension by 1m, increase of kitchen extension from 1m to 3150mm, with the addition of two roof windows and door, high level window to downstairs WC, four windows to east elevation; two on the ground floor, two on the first floor and roof windows to rear elevation and a wall build up of 300mm
Location: 100 Wythenshawe Road, Manchester, M23 0PA

I refer to your application for a non-material amendment to planning permission reference 141776/FH/2024.

The submitted plan proposes a non-material amendment to planning permission 141776/FH/2024 to allow reduction of extension by 1m, increase of kitchen extension from 1m to 3150mm, with the addition of two roof windows and door, high level window to downstairs WC, four windows to east elevation; two on the ground floor, two on the first floor and roof windows to rear elevation and a wall build-up of 300mm.

Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. 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 Joshua Lee using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing