MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Amendment to Planning Permission 144761/FH/2025 to allow increase in height of extension.

Location:

18 SOUTH DRIVE MANCHESTER M21 8DY

Application reference:

OTH-2026-000058

Applicant:

Mr Keval Patel

Date of application:

27 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **refused** for the following reasons:
The proposed amendments relate to:

- An increase in the height of the ground-floor element of the rear extension from 3.797m (with an eaves height of 2.484m) to 4.03m (with an eaves height of 2.929m).
- Removal of 2no. skylights from northeast facing roof slope of dwellinghouse and replacement with an arrangement of solar panels.
- The insertion of an additional ground-floor window in the northeast elevation of the extension
- Inclusion of solar panels to the rear-facing roof slope of the dwellinghouse.

Following an assessment of the details and plans 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 an impact upon the residential amenity of nearby occupiers.

The proposal also conflicts with Condition 4 attached to planning permission 144761/FH/2025 which restricts the insertion of new openings in the northeast and southwest elevations of the development.

Inconsistencies have also been identified on the submitted proposed drawings; therefore, they are not considered to be of an acceptable standard.

As such, the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Date: 21 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA