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 reference 140329/FH/2024 to allow internal reconfiguration and elevational alterations.

Location:

4 Woodlands Drive Manchester M33 3PQ

Application reference:

145668/NMC/2026

Applicant:

Mr Torkamani

Date of application:

01 June 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:

-Create a 0.9m wide internal corridor along the length of the house for ease of access to garden,

-Reduce size of front window with access door,

-Repositioning of the sliding doors to the rear with new access door to side,

-The introduction of a hip to gable roof alteration to the host property,

-The built form of the single storey rear extension would be pulled in further from the boundary with the non-adjoining neighbour in comparison to those approved plans (now set off the boundary by 1 metre, previously approved max. 0.5 metres off the boundary).

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered 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.

An error has been identified within the submitted drawings. The proposed hip to gable roof conversion as shown on the proposed front elevation, is incorrectly drawn on the proposed rear elevation and side elevation (north) drawings.

Therefore, given the quality and accuracy of the submitted information, and the uncertainty of how the proposal may affect the amenities of neighbouring residents, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

The LPA are aware works to the roof of the host property are currently being undertaken on site which deviate from the approved plans through the host permission: 140329/FH/2024. As such works are being undertaken at the same time as the extension works approved, it is not considered permitted development could be used to build such roof works, given the resultant roof space of all developments cannot exceed 50 cubic metres. Any previous enlargement to the original roof space in any part of the house must be included in this volume allowance (GDPO, Schedule 2 Part 1 Class B criteria B1(d)). Given the hip to gable roof conversion plus rear roof dormer plus resulting roof space from the approved two storey side extension and single storey rear extension, such stipulation would be exceeded. Until such matters are resolved, the LPA cannot support the non-material amendments.

Date: 25 June 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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