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 139191/FO/2024 for the erection of a three-bedroom detached house and garage, to allow for replacement of the kitchen windows on the front (west) elevation with patio doors, and alteration of the detached garage roof from a pitched roof to a flat/sloping roof.

Location:

7A Colgate Crescent Manchester M14 6FN

Application reference:

OTH-2026-001575

Applicant:

Mr Richard Ianson

Date of application:

08 September 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:

· Infilling of the ground-floor south-facing doors.

· Insertion of an additional window in the eastern elevation of the dwellinghouse.

· Repositioning of the windows in the eastern elevation of the dwellinghouse.

· Installation of an access ramp to the front/west of the dwellinghouse.

· Alterations to the garage roof form from dual-pitch to mono-pitch.

· Repositioning of the cycle store, bin store, and EV charger.

· Alterations to materiality including changing from red Accrington brick to a smooth red brick finish and omission of the brick string course distinguishing between ground and first-floor level and the decorative brick window/door headers.

· Replacement of a ground-floor window in the western elevation with a set of doors.

· Repositioning of the front door and window set in the western elevation.

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 visual and residential amenity of the surrounding area.

The submitted drawings also do not appear to scale correctly; 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: 30 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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