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 141702/FO/2024 to allow resiting of flue to rear.

Location:

595 CHEETHAM HILL ROAD MANCHESTER M8 5EJ

Application reference:

OTH-2026-000086

Applicant:

Mr Latakshi , Rashmi Devadiga , Potnnis

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 the changes involve the re-positioning of an extraction flue to the northern elevation of the roof plane of a single storey rear extension to No 595. The flue would have an upward projection of 1300 mm and maximum width of 850 mm.

Following an assessment of the details submitted, it is confirmed that the proposed amendments would result in material changes to the development. The City Council considers that the proposed amendment would materially change the relationship of the proposed flue to windows in the upper floor windows of the northern elevation of the building. The amendment would thereby potentially impact upon the amenities of the area and compromise the future approval of details to secure the appropriate discharge of fumes and vapours as required by condition. 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