

Our Ref: 71712
Your Ref:
Date: 26 March 2025
Please ask for: Helen Leach
Direct Line: 0161 253 5322
Email: h.leach@bury.gov.uk

Mr Stuart Hoyle
Ivy House
Ivy Street
Holcombe Brook
Bury
BL09RW

Dear Mr Hoyle

Proposal: Non-material amendment following grant of planning permission 65114: Replacement of glazing over windows to first floor with stonework; replacement of box window seat at ground floor with two windows; rear elevation of garage to be sited away from boundary with neighbouring property; lengthen the garage and reduce internal level; reduce height of the property to accommodate existing garden levels of other properties and addition of glazed balustrade to perimeter of garage roof
Location: Ivy Lodge, Ivy Street, Ramsbottom, BL0 9RW

Non Material Minor Amendment under Section 96A(4) of the Town and Country Planning Act 1990.

This application has now been considered by this Authority and we **refuse** the proposal for the following reason.

The proposed amendments to the approved plans represent a material change in the enlargement and relocation of the garage and the creation of a large roof terrace. As such the proposal cannot be considered to be a non material amendment as it may impact on matters of material consideration for the determination of the application, namely the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development

Please note there is no right of appeal against this decision.

Yours sincerely

The Development Management Team