

Our Ref: 69128
Your Ref:
Date: 05 December 2022
Please ask for: Jane Langan
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Mrs Andrea Goldman
2 Philips Drive
Whitefield
Manchester
M45 7PY

Dear Mrs Goldman

Proposal: Non-material amendment following grant of planning permission 65728 for three storey side extension and external alterations to all elevations:
Installation of aco hex drain to bottom of driveway to prevent discharge of surface water onto adopted highway; Removal of 3 x fence panels
Location: 12 Philips Drive, Whitefield, Manchester, M45 7PY

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 **approve** the proposal which should now be completed in accordance with the plans and specifications and conditions in the original approved application as amended by the details submitted.

Reason for Approval

- 1 The proposed amendment to install an aco hex drain to bottom of driveway and remove 3 fence panels, as detailed in the application and as shown on the submitted plan, will not impact adversely on the character of the property or the residential amenity of the neighbours. The amendment will accord with UDP Policy H2/3 - Alterations and Extensions to Residential Properties and the associated Supplementary Planning Document 6 - Extensions and Alterations to Residential Properties and the originally approved scheme reference 65728 and as such can be treated as a non-material minor amendment to the approved plans.
- 2 The section of the boundary where the 3 fence panels are removed shall not have any replacement boundary treatment above 0.9m in height.
Reason. To secure the satisfactory development of the site in terms of highway safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Yours sincerely

The Development Management Team