

Our Ref: 73364
Your Ref:
Date: 31 July 2026
Please ask for: Tom Beirne
Direct Line: 0161 253 5361
Email: t.beirne@bury.gov.uk

Mr ZachThorp
Thorp Design Services Ltd
Unit 5
151 The Rock
Bury
BL9 0ND

Dear Mr Thorp

Proposal: Non-material amendment following grant of planning permission 72735 (Reconfiguration from semi detached dwelling to a detached dwelling; Two storey side/rear extension; Front & rear dormers with rear balcony; Front porch; Render & cladding; Raising ridge height); Rear Balcony to be replaced with juliette balcony
Location: 23 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF

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 is considered to be minor and not materially significant in relation to the original scheme or the relationship with the surrounding neighbours and street scene in terms of visual and residential amenity. The proposal was also determined having regard to UDP policies listed in the original decision notice 72735.

Yours sincerely

The Development Management Team