

Our Ref: 67972
Your Ref:
Date: 07 February 2022
Please ask for: Steven Gunn Russell
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Mr Craig Ronson
Ronson Building Design Ltd
18 Stapleton Avenue
Bolton
BL1 5ES

Dear Mr Ronson

Proposal: Non-material amendment following grant of planning permission 67539 for two storey/single storey rear extension with access to rear balcony, alterations to front elevation including canopy:
Existing rounded bay to be rebuilt into rectangular bay with hipped roof
Location: 443 Bury & Bolton Road, Radcliffe, Manchester, M26 4LJ

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 amendments to change the design of the front bay window and associated roof section would not affect the character of the originally approved scheme and there would be no adverse impacts on layout, access, residential amenity or the site as a whole. The development would therefore still be in accordance with the principles of planning permission 67539 and the policies against which it was approved.
- 2 This NMA relates to drawings for proposed elevations and floorplans as submitted on 03/02/2022. and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

Yours sincerely

The Development Management Team