

Our Ref: 72159
Your Ref:
Date: 13 August 2025
Please ask for: Mo Warsame
Direct Line: 0161 253 5324
Email: M.Warsame@bury.gov.uk

Mr Sithrah Khan
1 Mansfield Avenue
Ramsbottom
Bury
BL0 9US

Dear Mr Khan

Proposal: Non-material amendment following the grant of planning permission 71539 (Single storey front extension/two storey extension at front/side and single storey rear extension) - to extend the render finish
Location: 1 Mansfield Avenue, Ramsbottom, Bury, BL0 9US

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 would not impact adversely on the design of the proposed development or the residential amenity of the neighbouring properties. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 71539 and the policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team