

Our Ref: 67773
Your Ref:
Date: 15 November 2021
Please ask for: Jane Langan
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Mr Zach Thorp
Thorp Design Services
2 Chatton Close
Bury
BL82UE

Dear Mr Thorp

Proposal: Non-material amendment following grant of planning permission 66216 (Raise roof ridge height and loft conversion of existing bungalow to form two storey dwelling; Single storey front extension with raised decking and single storey extension at rear; Erection of detached garage at rear):
Proposed gables to be finished with render instead of brick
Location: 15 Maple Grove, Ramsbottom, Bury, BL0 0AN

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

The proposed amendment for the gables to be finished with render instead of brick, as detailed in the application and plan ZT20-196-10, 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 66216 and as such can be treated as a non-material minor amendment to the approved plans.

Yours sincerely

The Development Management Team