

Our Ref: 70148
Your Ref:
Date: 01 December 2023
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Mr Holden
Holden Lancashire Ltd
83 Blackburn Road
Rishton
Blackburn
BB1 4ER

Dear Mr Holden

Proposal: Non material amendment following grant of planning permission 66631 - Alterations to side window reducing width of opening and installation of bi-fold doors; Existing ground floor windows to east side elevation to have cill cut down to floor level and new windows installed; Existing conservatory window to rear elevation to be removed and replaced with brickwork; Alterations to balcony screen with solid timber panel to be created using hit and miss timber battens with a solid black woven membrane between the timber slats
Location: 11 Oakley Close, Radcliffe, Manchester, M26 1DF

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 to alter the side window, reducing the width of the opening and installation of bi-fold doors, existing ground floor windows to east side elevation to reduced down to floor level and new windows installed, an existing conservatory window to the rear elevation to be removed and replaced with brickwork, balcony screen to be constructed of hit and miss timber battens with a solid black woven membrane between the timber slats to create a solid panel, as detailed in the application and on plan 002 Revision H, 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 66631 and as such can be treated as a non-material minor amendment to the approved plans.

Attention is drawn to Condition 3 of planning permission 66631 as below -:

Before the first occupation of the extension hereby permitted the 1.7m high panel to the balcony, as shown on the approved plans, shall be fitted and be solid and 1.7m high from the balcony floor level and be permanently retained thereafter.

Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Yours sincerely

The Development Management Team