

Our Ref: 68260
Your Ref:
Date: 19 April 2022
Please ask for: Jane Langan
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Mr Brinkman
23 Wadebridge Drive
Bury
BL8 2NN

Dear Mr Brinkman

Proposal: Non material amendment following approval of planning permission 63538 to Change to porch roof design; Replace the proposed Rosemary Tiles at the front of the property to be in keeping with the brickwork of the existing house + band course.
Location: 23 Wadebridge Drive, Bury, BL8 2NN

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 amendments to change the porch roof design and replace the rosemary tiles at the front to be brickwork in keeping with the existing house and including a band course, as detailed in the application and on the plan submitted, 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 63538 and as such can be treated as a non-material minor amendment to the approved plans.

Yours sincerely

The Development Management Team