

Our Ref: 70149
Your Ref:
Date: 23 October 2023
Please ask for: Jane Langan
Direct Line: 0161 253 5316
Fax: 0161 253 7373
E-Mail: j.langan@bury.gov.uk

Gaskell
Home Design & Build
Suite 124
Imperial House
79 - 81 Hornby St
Bury
BL9 5BN

Dear Gaskell

Proposal: Non-material amendment following grant of planning permission 68073: Enlargement of approved window size to first floor rear elevation; 2 no. doors to ground floor rear elevation; Omission of new window to front elevation.
Location: 297 Bury New Road, Whitefield, Manchester, M45 7SE

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 enlarge the windows to the first floor rear elevation, addition of 2 doors to the ground floor rear elevation and omit the new window to front elevation, as detailed on plan P.001, 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 68073 and as such can be treated as a non-material minor amendment to the approved plans.

Yours sincerely

The Development Management Team