

Our Ref: 72468
Your Ref:
Date: 26 November 2025
Please ask for: Jennie Townsend
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Mr Padraic Gorman
Northern Architects
11 Grosvenor Road
Altrincham
WA14 1LA

Dear Mr Gorman

Proposal: Non-material amendment following grant of planning permission 71688 (Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings): Changes to external fenestration, including a new side access door
Location: Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

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 make external alterations to the previously approved dwelling would not affect the character of the originally approved scheme and there would be no adverse impacts on visual amenity. The development would still be in accordance with the principles of planning permission reference 71688 and the policies against which it was approved.

Yours sincerely

The Development Management Team