

Our Ref: 70209
Your Ref:
Date: 23 November 2023
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Mr Gareth Latham
Wyvern Partnership Llp
101 The Courtyard
Radway Green Business Centre
Crewe, Cheshire
CW2 5PR

Dear Sir/Madam

Proposal: Non-material amendment following grant of planning permission 69648 for Two storey rear extension with new link to hydrotherapy pool building and changing room facilities: To move the extension away from the boundary with Westholme by 1.5m
Location: Eastholme, St Anns Road, Prestwich, Manchester, M25 9LD

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

- 1 The revision to the previous proposal, by moving the whole extension 1.5m away from the boundary with the property known as Westholme will not impact adversely on either residential or visual amenity of the surrounding area. As such it can be treated as a non-material amendment to application ref 69648..
- 2 Prior to the commencement of the works to replace the new and extended driveway details/samples of the permeable paving to be used shall be submitted to and approved in writing by the Local Planning Authority along with details/samples of the bricks to be used in the construction of the dwarf wall to be located at the access to the single storey rear extension. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Yours faithfully

The Development Management Team