

Our Ref: 72371
Your Ref:
Date: 01 October 2025
Please ask for: Tom Beirne
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Email: t.beirne@bury.gov.uk

Donna Madden
Redlands
Rawson's Rake
Ramsbottom
BL0 9HH

Dear Donna Madden

Proposal: Non-material amendment following grant of planning permission 70316 (Extension of roof over the existing garage to provide covered storage area; Modifications to existing front elevation to include removal of all brick facings and replacement with natural coursed stone/stone sills and a steel stanchion to replace the brick column; Replacement balustrade/canopy at side; Creation of new garden area over the existing driveway at front);
Change the surface of the drive from tarmac to cobble sets
Location: Redlands, Rawsons Rake, Ramsbottom, Bury, BL0 9HH

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 the replace the proposed tarmac finish to the driveway with stone setts will not impact adversely on the character of the property, conservation area 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 70316 and as such can be treated as a non-material minor amendment to the approved plans.

Yours sincerely

The Development Management Team