

Our Ref: 70974
Your Ref:
Date: 15 August 2024
Please ask for: Helen Leach
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Mr Jack Smith
Peter Dickinson Architects
169 Appley Lane North
Appley Bridge
WN6 9DX

Dear Mr Smith

Proposal: Non-material amendment following grant of planning permission 66293: Amendments to change external materials of proposal. - Timber cladding to composite timber-look cladding - Blue brickwork to red engineering brickwork - Brickwork height increased to 1050mm above DPC - Sliding door opening reduced
Location: Gorsehill, 94 Starling Road, Radcliffe, Bury, BL8 2HH

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 would not impact adversely upon the appearance of the site or the residential amenity of the nearby properties. As such, the proposed development would not be unduly prominent in the locality. The proposed amendments would not have a detrimental impact upon highway safety and would still be in accordance with the overall principles in terms of the approved application 66293 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team