

Our Ref: 70718
Your Ref:
Date: 17 July 2024
Please ask for: Jane Langan
Direct Line: 0161 253 5316
Fax: 0161 253 7373
E-Mail: j.langan@bury.gov.uk

Mrs Andrea Taylor
1 Holcombe Grove
Radcliffe
Manchester
M26 1SE

Dear Mrs Taylor

Proposal: Non-material amendment following the grant of planning permission 66644 for: Two storey side extension; Single storey front extension; Detached garage; 1.5m boundary wall to the front. Amendments to reduce existing windows to side elevation to 2 and wc window relocated to rear; Amendment to window designs; Omission of roof light to single storey front extension: Additional window to front entrance; Additional obscure glazed ensuite window to first floor side elevation of two storey extension; Addition of 2 roof lights to rear roof slope; Reduction in footprint of garage and with a roof light added to the side slope

Location: 1 Holcombe Grove (formerly 19A New Road), Radcliffe, Manchester, M26 1SE

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 reduce existing windows to side elevation to 2 and wc window relocated to rear; Amendment to window designs; Omission of roof light to single storey front extension: Additional window to front entrance; Additional obscure glazed ensuite window to first floor side elevation of two storey extension; Addition of 2 roof lights to rear roof slope; Reduction in footprint of garage and with a roof light added to the side slope as detailed in the application 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 66644 and as such can be treated as a non-material minor amendment to the approved plans.

Yours sincerely

The Development Management Team