

Our Ref: 70915  
Your Ref:  
Date: 17 July 2024  
Please ask for: Jane Langan  
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Matthew Bates  
12 Hedley Close  
Yarm  
TS15 9UA

Dear Matthew Bates

Proposal: Non-material amendment following grant of planning permission 69499 for a single storey side extension :-  
Alteration to size of extension to increase width by 130mm and doors added to replace approved front elevation window.  
Location: 101 St Anns Road, Prestwich, Manchester, M25 9GE

**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 increase the width of the extension by 130mm and doors added to replace approved front elevation window 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 69499 and as such can be treated as a non-material minor amendment to the approved plans.

Yours sincerely

**The Development Management Team**