

Our Ref: 70731
Your Ref:
Date: 17 June 2024
Please ask for: Amanda Uhunmwagho
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Mr Mehmood
I. Planning Services
2A
Cook Street
Bury
BL9 0RP

Dear Mr Mehmood

Proposal: Non-material amendment following grant of planning permission 69810:
Flat roof and railings to the part side extension to improve the appearance of the house, (Balcony is just for appearance purposes only) and pitched roof to a hipped roof for first floor side extension.
Location: 113 Randale Drive, Bury, BL9 8NE

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 the change of roof style to the first floor side extension from a pitched roof to a hipped roof, the change from a hipped roof above the ground floor side extension to a flat roof and the addition of railings to the flat roof area, 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 69810.
- 2 The proposed flat roof to the south side elevation with decorative railings shall not be used as a balcony at any time.
Reason - In the interest of residential amenity at adjacent properties and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Yours sincerely

The Development Management Team