

Our Ref: 71630
Your Ref:
Date: 11 April 2025
Please ask for: Mo Warsame
Direct Line: 0161 253 5324
Email: M.Warsame@bury.gov.uk

Mr Karim
58 Rectory Lane
Manchester
M25 1BL

Dear Mr Karim

Proposal: Non-material amendment following grant of planning permission 70527 to amend front elevation to be reduced in size; add bay window for symmetry; bay windows and porch to built in matching brick, rest of elevation to be rendered.
Location: 12A Rectory Avenue, Prestwich, Manchester, M25 1DE

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 proposed amendments would not impact adversely on the design of the proposed development or residential amenity of neighbouring properties. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 70527 and the policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team