



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
377882	415137

Description

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Hoyle

Company Name

Address

Address line 1

Ivy House

Address line 2

Ivy Street

Address line 3

Holcombe Brook

Town/City

Bury

County

Country

United Kingdom

Postcode

BL09RW

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Acceptance of updated drawings and changes.

In summary these are -

- 1 - Removal of glazing over windows to first floor. This has been done due the SAP calculation stating that the property would overheat with the amount of glass detailed. The areas of glazing have been replaced with stonework.
- 2 - Removal of the box window seat off the kitchen due to difficulties with engineering and potential ingress of water. The glazed area has been replaced with two windows to match symmetry of the lower ground floor.
- 3 - Changes to garage - Due to existing site levels, the internal structural slab level has been dropped to remove the need to import and compact large quantities of suitable materials. The rear elevation of the garage was originally detailed against the adjoining property. This was not possible construct in terms of the tanking and construction of the outer stonework of the lower ground floor areas due to the proximity of the elevated existing boundary. The garage has been lengthened to accommodate an estate/suv vehicle.
- 4 - Height change - The property is lower than originally detailed to accommodate the existing garden levels of the properties on the North elevation.
- 5 - Balustrade to garage roof - To maximise the outdoor space on the property we have detailed the glazed balustrade to the perimeter of the garage roof.

Please state why you wish to make this amendment

Engineering & design development.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

ZT19-196-01, ZT19-196-03B, ZT19-196-04B, ZT19-196-05B, ZT19-196-06B, ZT19-196-07B, ZT19-196-08B, ZT19-196-09A, ZT19-196-10B, ZT19-196-11B, ZT19-196-13.

New plan/drawing numbers

2021_06_205, 2021_06_206, 2021_06_300, 52021_06_405

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

65114

Date (must be pre-application submission)

17/02/2025

Details of the pre-application advice received

Helen advised that a NMA would be required due to the changes to the glazing over the windows. This has occurred because the SAP calculation deemed the property could overheat in warmer times of the year.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stuart Hoyle

Date

12/03/2025