

Our Ref: 69191
Your Ref:
Date: 20 January 2023
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Mr Phil Hopkins
studioPH Architecture
Unit 60A
Atlantic Business Centre
Atlantic Street
Altrincham
WA14 5NQ

Dear Mr Hopkins

Proposal: Non-material amendment following grant of planning permission (64900) for Two storey side extension including alterations to existing garage; Single storey rear extension; Loft conversion with dormer window.
Amendments to design to permit temporary flat roof construction over two-storey side extension prior to phase 2 work starting
Location: 6 Barnhill Road, Prestwich, Manchester, M25 9NH

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 **refuse** the proposal for the following reason.

- 1 The proposed amendments to the approved plans represent a material change through the introduction of a flat roof within the street scene that would materially alter the front and side elevations of the dwelling. As such the proposal cannot be considered to be a non-material amendment as it may impact on matters of material consideration for the determination of the application, namely Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 2 The development of application 64900 has not begun within 3 years. As such the proposal cannot be considered to be a non-material amendment as set out under the Town and Country Planning Act 1990 Section 96A (as amended).

Please note there is no right of appeal against this decision.

Yours sincerely

The Development Management Team