

Our Ref: 69439
Your Ref:
Date: 05 April 2023
Please ask for: Mo Warsame
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Mr Ray Booth
10 Downham Avenue
Rossendale
BB4 8JY

Dear Mr Booth

Proposal: Non-material amendment following grant of planning permission 68907 (Replace existing garage with single storey side/rear extension and external alterations):
Change of roof from a hipped pitched roof to a flat roof and provision of a small front porch
Location: 3 Ashborne Drive, Summerseat, Ramsbottom, Bury, BL9 5PD

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 an increase through the introduction of a porch on the front elevation of the dwelling. As such the proposal cannot be considered to be a non-material amendment as it may impact on 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.

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

Yours sincerely

The Development Management Team