

Our Ref: 71719
Your Ref:
Date: 17 April 2025
Please ask for: Mo Warsame
Direct Line: 0161 253 5324
Email: M.Warsame@bury.gov.uk

Mr Eli Radnor
Radnor Architecture Ltd
38 Market Street
First Floor
Heywood
OL10 4LY

Dear Mr Radnor

Proposal: Non-material amendment following grant of planning permission 71314 (Single storey side extension, front porch with ramp and timber fence boundary treatment):
Change pitched/mansard roof to flat/parapet roof.
Location: 23 Winchester Avenue, Prestwich, Manchester, M25 0LJ

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 71314 and the policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team