

Our Ref: 66042
Your Ref:
Date: 14 December 2020
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Mr Agustin Melero
Guy Taylor Associates
Trafalgar House
507 High Lane
Manchester
M21 9DJ

Dear Mr Melero

Proposal: Non-material amendment following grant of planning permission 63661 for demolition of existing garage and erection of 1 no. dwelling:
Slight change to the elevation: - Replaced glazing pieces at sides of the Juliet balcony by concrete hanging tile (East elevation) - Boxed window at ground floor level. Aluminium cladding to match windows (South elevation)
Location: Land at side of 99 Dundee Lane, Ramsbottom, Bury, BL0 9HG

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 upon the design of the proposed development or the residential amenity of the nearby properties. As such, the proposed development would not be unduly prominent in the locality. The proposed amendments would not have a detrimental impact upon highway safety. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 64164 and the Policies against which these were approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team