

Our Ref: 70352
Your Ref:
Date: 15 January 2024
Please ask for: Helen Pressley
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Miss Rachel Baldwin
11 Hackford Close
Bury
BL8 1XP

Dear Miss Baldwin

Proposal: Non-material amendment following grant of planning permission 68826 for single storey side extension and first floor side dormer extensions: Ground Floor: Reduced front porch; Enlarged flush casement windows to snug on rear elevation facing 429 Holcombe Road; Enlarged double door to snug on rear side garden elevation facing 1 Austell Drive; Enlarged terrace glazing with sliding doors on rear elevation facing 429 Holcombe Road and minor internal alterations. First Floor: Two additional flush casement windows at first floor level facing St Austell Drive; Reduced bedroom 3 window on rear side garden elevation facing 1 Austell Drive
Location: 431 Holcombe Road, Tottington, Bury, BL8 4HB

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 the residential amenity of the neighbouring properties. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 68826 and the policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team