

Our Ref: 68041
Your Ref:
Date: 21 February 2022
Please ask for: Steven Gunn Russell
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Mrs Siobhan O'loughlin
305 Walmersley Road
Bury
BL9 6NX

Dear Madam

Proposal: Non material amendment following approval of planning permission 67414- To amend the design to include two small/minor single windows with obscure glazing on the side elevation of the porch for a non-habitable room
Location: 305 Walmersley Road, Bury, BL9 6NX

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 67414 and the policies against which this was approved. As such, the application is a non-material amendment.
Reason: For the avoidance of doubt.
- 2 Before the first occupation of the extension hereby permitted the windows on the side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Yours faithfully

The Development Management Team