

Our Ref: 70675
Your Ref:
Date: 09 May 2024
Please ask for: Helen Leach
Direct Line: 0161 253 5322
Fax: 0161 253 7373
E-Mail: h.leach@bury.gov.uk

Mr Stephen Wroe
Four Four Architecture
18 Monmouth Street
Manchester
M24 2DZ

Dear Mr Wroe

Proposal: Non-Material Amendment to 69199 - Proposed window
added to kitchen, change from timber cladding to composite
cladding at first floor.
Location: 1 Two Brooks Lane, Tottington, Bury, BL8 4LA

**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 appearance of the dwelling 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 and would still be in accordance with the overall principles in terms of the approved application 69199 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team