

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Hoole
PJH Architectural Services
Office Number 1
88a Chapel Street
Leigh
Lancashire
WN7 2DB

On Behalf Of:

Mrs Kew
The Cottage
Isherwoods Farm
Watling Street
Tottington
BL8 3QT

PART 1 - Particulars of Application

Application Number: 68472

Date of Registration: 13/06/2022

Proposal:

Single storey rear extension; detached double garage at side; dormer extension and 2 no. loft windows at front; extension to main house roof; 2 no. dormers and loft window at rear; 2 no. loft windows to both side elevations and external alterations

Location:

The Cottage, Isherwoods Farm, Watling Street, Tottington, Bury, BL8 3QT

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings:
2022-1608-P-102 B
2022-1608-P-103 B
2022-1608-P-104 A
2022-1608-P-105 B
2022-1608-P-107
2022-1608-P-108 B

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
OL1	OL1 - Green Belt
OL7/2	OL7/2 - West Pennine Moors
EN9/1	EN9/1 - Special Landscape Areas
EN1/2	EN1/2 - Townscape and Built Design

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Dwg no.s.
2022-1608-P-102 B
2022-1608-P-103 B
2022-1608-P-104 A
2022-1608-P-105 B
2022-1608-P-107
2022-1608-P-108 B

NOTES TO APPLICANT

1. The applicant's attention is drawn to the existence of Public Right of Way No. 37 which is routed adjacent to the site. No development or storage of materials should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.
2. If bats and/or owls are the building a Licence will be required from the Department of the Environment, Food and Rural Affairs for development to occur.

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', is written over a dotted line.

3 of 3

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On behalf of the Council

Date of Decision: 22/08/2022