

NOTICE OF PLANNING PERMISSION

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

To:

Holt
John Holt Architects Ltd
3 Manchester Road
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Dykins
Greystones Redisher Lane
Bury
Ramsbottom
BL8 4HX

PART 1 - Particulars of Application

Application Number: 68270

Date of Registration: 29/03/2022

Proposal:

Demolition of existing outbuilding; Single storey rear extension; Porch with canopy at rear; New window opening/replacement windows to corridor to east elevation; New french door opening (dining room) to west elevation

Location:

Greystones, Redisher Lane, Ramsbottom, Bury, BL8 4HX

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 numbered 17.477.01, 17.477.06 (C), 17.477.07(C), 17.477.BP, 17.477.11 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 External stone finishes of the development hereby approved shall match the external stone finishes of the existing dwellinghouse. They shall match the stone size, colour, course and external face texture as those in the external elevations of the existing dwellinghouse.
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 pre-application discussions 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:

OL1 OL1 - Green Belt
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

17.477.01, 17.477.06 (C), 17.477.07(C), 17.477.BP, 17.477.11

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 27/05/2022