

NOTICE OF PLANNING PERMISSION

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

To:

Mr Gary Dearden
PPY design Ltd
2 Helmsore Road
Holcombe Village
Bury
BL8 4PA

On Behalf Of:

Mr Amin
96 Spring Street
Bury
BL9 0RW

PART 1 - Particulars of Application

Application Number: 65966

Date of Registration: 21/09/2020

Proposal:

Raise ridge height of roof and roof extension with single storey extension at side and rear, and two storey extensions at side and front, to include overhanging canopy. Creation of new access and parking area to front of property.

Location:

119 Cornwall Drive, Bury, BL9 9EX

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 MA3-00, MA3-01, MA3-02, MA3-03, MA3-04, MA3-05 and MA3-06 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 Before the first occupation of the extensions hereby permitted the first floor side windows 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.

- 4 The formation of the new vehicular access and driveway indicated on the approved plans, incorporating the provision of a footway crossing, 5.0m minimum length driveways in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to the specification agreed under Condition 4 of application 65461 prior to the extensions hereby approved being occupied/access and driveway hereby approved being brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway 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.
- 5 The extensions hereby approved shall be constructed in accordance with the details set out within the Demolition Statement submitted on the 25th September 2020.
Reason: To ensure satisfactory extension of the original structure 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

MA3-00, MA3-01, MA3-02, MA3-03, MA3-04, MA3-05 and MA3-06

NOTES TO APPLICANT

1. This consent has been granted on the understanding that the ground floor bedroom window on the gable elevation is not located on a principal aspect and as such the Council's normal aspect standards will not apply to any future application submitted on any neighbouring properties.

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", is positioned in the upper left area of the page.

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On behalf of the Council

Date of Decision: 12/11/2020