

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Herd  
SGH Architects Ltd  
New Maxdov House  
Bury New Road  
Prestwich  
M25 0AA

**On Behalf Of:**

Mr and Mrs Cooke  
4 Oak Avenue  
Ramsbottom  
BL0 9UY

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### PART 1 - Particulars of Application

**Application Number:** 71398

**Date of Registration:** 28/11/2024

**Proposal:**

First floor side extension; Single storey rear extension to replace conservatory; Erection of front porch

**Location:**

4 Oak Avenue, Ramsbottom, Bury, BL0 9UY

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### 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 SGH-013-01A, SGH-013-002A, SGH-013-003C and SGH-013-04 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be brick to match those of the existing building in respect of the porch and first floor side extension. There would also be composite doors to the front porch and side elevation. The single storey rear extension shall be finished with timber cladding and aluminium window and sliding door frames.  
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 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:**

SPD6    Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.  
H2/3    H2/3 - Extensions and Alterations  
PFE    Places for Everyone

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:**

drawings numbered SGH-013-01A, SGH-013-002A, SGH-013-003C and SGH-013-04

**NOTES TO APPLICANT**

In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:



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On behalf of the Council

**Date of Decision:** 10/01/2025