NOTICE OF PLANNING PERMISSION

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

To:
Mr Baros
FuZED Architecture + Design Ltd
74A Water Street
Radcliffe
Manchester
M26 4DF

On Behalf Of:
Mr Cohen
5
Parklands
Whitefield
M45 7WY

PART 1 - Particulars of Application

Application Number: 65898

Date of Registration: 01/09/2020

Proposal:
Single storey rear extension, roof covering replacement to pool area, replacement doors and windows including cladding over existing openings, repositioned rear window openings in relation to internal alterations/pool area, new terrace to master bedroom and external landing to door opening in courtyard.

Location:
5 Parklands, Whitefield, Manchester, M45 7WY

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 1.01, 1.03, 1.03 Rev A, 1.04 Rev A, 1.05 Rev B, 1.06 Rev A, 2.01 Rev C, 2.02 Rev B, 2.03 Rev A, 2.04 Rev A 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.

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
EN2	EN2 - Conservation and Listed Buildings
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
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:
1.01, 1.03, 1.03 Rev A, 1.04 Rev A, 1.05 Rev B, 1.06 Rev A, 2.01 Rev C, 2.02 Rev B, 2.03 Rev A, 2.04 Rev A.

NOTES TO APPLICANT
Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 19/10/2020