

NOTICE OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Mr & Mrs Barnett
46 Vernon Road
Tottington
Bury
BL8 4DD

PART 1 - Particulars of Application

Application Number: 69819

Date of Registration: 28/06/2023

Proposal:

Demolition of garage; Single storey side extension; Loft conversion with 2 no. dormers at front and increased ridge height; Front porch, erection of single storey garden store, relocation of vehicular access and dropped kerb and new sliding gate.

Location:

46 Vernon Road, Tottington, Bury, BL8 4DD

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 ZT23-196-01 and ZT23-196-05 received on 28/06/2023, drawing numbered ZT23-196-03 received on 01/08/2023, drawing numbered ZT23-196-06 received on 08/09/2023, drawing numbered ZT23-196-02 received on 13/09/2023 and drawing numbered ZT23-196-04 received on 14/09/2023 as modified by the emails from Thorp Design Services Ltd dated 01/08/2023, 08/09/2023, 13/09/2023 and 14/09/2023. The development shall not be carried out except in accordance with the details 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.
- 3 The external finishing materials for the proposal hereby approved shall be off-white render to all elevations and the outbuilding, as well as stone cills to the ground floor windows on the front elevation. All windows would be grey UPVC.

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.

- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

- 5 The amended access and parking arrangements indicated on the approved plans, incorporating the reinstatement of the redundant footway crossing to adjacent footway levels and 600mm high boundary wall abutting Newington Drive with foundations that do not encroach under the adopted highway, provision of a new double footway crossing, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and any associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented before the extensions and new parking facilities hereby approved are brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in 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:

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

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 ZT23-196-01 and ZT23-196-05 received on 28/06/2023, drawing numbered ZT23-196-03 received on 01/08/2023, drawing numbered ZT23-196-06 received on 08/09/2023, drawing numbered ZT23-196-02 received on 13/09/2023 and drawing numbered ZT23-196-04 received on 14/09/2023 as modified by the emails from Thorp

Design Services Ltd dated 01/08/2023, 08/09/2023, 13/09/2023 and 14/09/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by the Council on 24 August 2023
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant.
3. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 18/09/2023