

NOTICE OF PLANNING PERMISSION

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

To:

Mr ZachThorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Mr Bradley Hirst
35 Radcliffe New Road
Whitefield
Manchester
M45 7QZ

PART 1 - Particulars of Application

Application Number: 69799

Date of Registration: 14/07/2023

Proposal:

Demolition of conservatory / utility room at rear; Erection of front porch; Single storey rear extension; single storey side extension; formation of new vehicular access to driveway; creation of rear patio area and external alterations

Location:

35 Radcliffe New Road, Whitefield,
Manchester, M45 7QZ

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, ZT23-196-03 and ZT23-196-04 received on 03/07/2023, drawings numbered ZT23-196-02 and ZT23-196-05 received on 27/07/2023 and drawing numbered ZT23-196-08 received on 18/09/2023 as modified by the emails from Thorp Design Services dated 27/07/2023 and 18/09/2023. 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 match those of the existing building.
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 extension of the existing 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:

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:

drawings numbered ZT23-196-01, ZT23-196-03 and ZT23-196-04 received on 03/07/2023, drawings numbered ZT23-196-02 and ZT23-196-05 received on 27/07/2023 and drawing numbered ZT23-196-08 received on 18/09/2023 as modified by the emails from Thorp Design Services dated 27/07/2023 and 18/09/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by the Council on 18 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 footway crossing extension and any associated highway works. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 19/09/2023