

NOTICE OF PLANNING PERMISSION

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

To:

Tristan de Meester
Sunderland Peacock & Associates
Hazelmere
Pimlico Road
Clitheroe
bb7 2ag

On Behalf Of:

Mr Anderson
7 Palmerston Close
Ramsbottom
Bury
BL0 9YN

PART 1 - Particulars of Application

Application Number: 70255

Date of Registration: 20/11/2023

Proposal:

Single storey rear extension

Location:

7 Palmerston Close, Ramsbottom, Bury, BL0 9YN

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 6972-E01, 6972-L01 and 6072-S01 received on 20/11/2023, drawing numbered 6972-S02A received on 18/01/2024 and drawing numbered 6972-P01D received on 24/01/2024 as modified by the emails from Sunderland Peacock and Associates dated 18/01/2024 and 24/01/2024. 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 finished with off-white colour render to the walls and a EPDM rubber flat roof as stated on the application form.
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 The pool plant filtration system enclosure shall be erected, be in place and available to use whilst the plant for the pool filtration system remains on site. The system and plant shall be maintained and run in accordance with the manufacturers specifications whilst it remains on the site.

Reason - To ensure that measures proposed to protect residential amenity are provided and maintained pursuant to H2/6 Extensions and Alterations and EN7/2 - Noise Pollution of the Bury UDP.

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

EN7/2 EN7/2 - Noise Pollution

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 6972-E01, 6972-L01 and 6072-S01 received on 20/11/2023, drawing numbered 6972-S02A received on 18/01/2024 and drawing numbered 6972-P01D received on 24/01/2024 as modified by the emails from Sunderland Peacock and Associates dated 18/01/2024 and 24/01/2024

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 26/01/2024