

NOTICE OF PLANNING PERMISSION

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

To:

Peter Purcell
Abode Architecture
No1 Spinningfields
Wework (Abode Architecture)
Quay Street
Manchester
M3 3JE

On Behalf Of:

Mr Joyce
36 Sandringham Drive
Tottington
BL8 4DJ

PART 1 - Particulars of Application

Application Number: 68514

Date of Registration: 05/07/2022

Proposal:

Two storey side extension; Front dormer extension; Flat roof extension at rear; demolition of existing garage to be replaced with new garage; New driveway at front extending existing dropped kerb; Raised patio at rear and new fencing to boundaries

Location:

36 Sandringham Drive, Tottington, Bury, BL8 4DJ

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 475BUR-100, 475BUR-101B, 475BUR-102, 475BUR-103A, 475BUR-104B, 475BUR-105B, 475BUR-106C, 475BUR-107B, 475BUR-108B, 475BUR-109 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.
- 3 Before the first occupation of the extension hereby permitted the ensuite windows to the first floor west side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with 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 revised access and car parking arrangements indicated on approved plan reference 475BUR-101 Revision B, incorporating the extension of the existing footway crossing and reinstatement of the redundant section of footway crossing to full height kerb levels to limits to be agreed on site with the Highway Authority, shall be implemented to the satisfaction of the Local Planning Authority prior to the extension hereby approved being brought into use and thereafter maintained available for use at all times.

Reason. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway pursuant to UDP Policy H2/3 Extensions and Alterations.

- 5 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.

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

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:

475BUR-100, 475BUR-101B, 475BUR-102, 475BUR-103A, 475BUR-104B, 475BUR-105B, 475BUR-106C, 475BUR-107B, 475BUR-108B, 475BUR-109

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed access alterations and associated footway remedial works. The cost of the works will be the responsibility of the developer.
2. 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.

3. The applicant's attention is drawn to the possible need to gain additional planning permission for the creation or replacement of a non-permeable hardstanding or driveway under the requirements of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking or re-enacting that Order). Planning permission will NOT be needed if a new or replacement hardstanding or driveway uses permeable (or porous) surfacing which allows water to drain through such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

3 of 3

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On behalf of the Council

Date of Decision: 01/09/2022