

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Sam Golding  
Gold Sketch Studios LTD  
55a Bury Old Road  
Prestwich  
M25 0FG

**On Behalf Of:**

Haffner  
17 Lichfield Drive  
Prestwich  
M25 0HX

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### PART 1 - Particulars of Application

**Application Number:** 67682

**Date of Registration:** 19/10/2021

**Proposal:**

Roof extension/loft conversion with rear dormer, first floor rear extension, single storey side extension and detached garden room at rear

**Location:**

52 Brooklands Road, Prestwich, Manchester, M25 0ED

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### 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 Project GSS21092 Drawing 004 Rev2 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 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 Before the first occupation of the extension hereby permitted the toilet and stair/hallway windows at the 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.

**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:**

NPPF    National Planning Policy Framework  
H2/3    H2/3 - Extensions and Alterations  
SPD6    Supplementary Planning Document 6 - Alterations and Extensions to Residential  
          Properties.  
HT2/4    HT2/4 - Car Parking and New Development  
SPD11    Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:**

Project GSS21092 Drawing 004 Rev2

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 07/01/2022