

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr T Zeria  
HSH Engineering Design Service  
428 Cheetham Hill Road  
Cheetham  
Manchester  
M8 9LE

**On Behalf Of:**

Mr M Aslam  
411 Manchester Road  
Bury  
BL9 9RY

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### PART 1 - Particulars of Application

**Application Number:** 65858

**Date of Registration:** 05/10/2020

**Proposal:**

Two storey side and rear extension including balcony to the front; Rear dormer extension; Outbuilding in rear garden

**Location:**

411 Manchester Road, Bury, BL9 9RY

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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 2, 3A, 4, 5, 6A, 7A, 8A, 9A, 10, 11, 13, 14, 15, 16 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 proposed extensions 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 The walls to the dormer hereby approved shall be tile hung to match the existing roof.  
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.

- 5 Before the first occupation of the extension hereby permitted the windows to the first floor south side elevation shall be fitted with obscured glazing, as noted on plan 07A, 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 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:**

2, 3A, 4, 5, 6A, 7A, 8A, 9A, 10, 11, 13, 14, 15, 16

**NOTES TO APPLICANT**

Not Applicable

Signed:



2 of 2

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On behalf of the Council

**Date of Decision:** 20/11/2020