

# NOTICE OF PLANNING PERMISSION

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

**To:**

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

**On Behalf Of:**

Mr Shouib Sarwar  
118 Sunny Bank Road  
Bury  
BL9 8LJ

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### PART 1 - Particulars of Application

**Application Number:** 70460

**Date of Registration:** 13/03/2024

**Proposal:**

Single storey front extension and new front porch; Conversion of existing garage to living accommodation; Installation of new front first floor window and alterations to existing windows/doors; Alterations to driveway/parking at front

**Location:**

118 Sunny Bank Road, Bury, BL9 8LJ

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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 dwg no. 01A, dwg no. 02, dwg no. 03, dwg no. 04, dwg no. 05B, dwg no. 06F 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.

### 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:**

dwg no. 01A, dwg no. 02, dwg no. 03, dwg no. 04, dwg no. 05B, dwg no. 06F

**NOTES TO APPLICANT**

Not Applicable

Signed:

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

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On behalf of the Council

**Date of Decision:** 02/05/2024