

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Katie Lewis-Pierpoint
Knightsbridge Planning Limited
Astley House
29 Queens Road
Chorley
PR7 1JU

On Behalf Of:

Ms Davenport
Forrest Cottage
Wood Road Lane
Summerseat
Bury
BL9 5PZ

PART 1 - Particulars of Application

Application Number: 70405

Date of Registration: 01/03/2024

Proposal:

Demolition of existing single storey side extension; Two storey side extension with glazed link to existing dwelling; Rooflights & new windows to side (east) elevation; Raised terrace and steps at rear

Location:

Forest Cottage, Wood Road Lane,
Summerseat, Bury, BL9 5PZ

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 2-01-PP, 2-02-PP, 2-11-PP, 3-01-PP, 3-02-PP, 3-03-PP, 3-11-PP, 3-12-PP, 3-13-PP, 4-01-PP, 4-02-PP, 4-11-PP, 4-12-PP 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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:

OL1/2 OL1/2 - New Buildings in the Green Belt
OL5/2 OL5/2 - Development in River Valleys
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
PFE Places for Everyone

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 2-01-PP, 2-02-PP, 2-11-PP, 3-01-PP, 3-02-PP, 3-03-PP, 3-11-PP, 3-12-PP, 3-13-PP, 4-01-PP, 4-02-PP, 4-11-PP, 4-12-PP

NOTES TO APPLICANT

1. Bats.
 - If works have not begun by July 2024, a further daytime assessment and or nocturnal surveys may be required to assess how bats are using the site;
 - Development should consider sensitive lighting be used to meet Bat Conservation Trust lighting guidance so not to cause detrimental effect to light sensitive species; andHabitat enhancement with the installation of a mixture of bird nest features and bat box attached to new buildings with the number of boxes to be determined upon finalised formal plans.

Signed:



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On behalf of the Council

Date of Decision: 03/04/2024