

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Baldwin
11 Hackford Close
Bury
BL8 1XP

On Behalf Of:

Mr Andrew Smith
4 Croich Green
Tottington
Bury
BL8 4PH

PART 1 - Particulars of Application

Application Number: 70441

Date of Registration: 26/01/2024

Proposal:

Two storey rear extension with juliet balcony;
single storey side extension, first floor
extensions at front and side; garage
conversion and roof/external alterations

Location:

4 Croich Green, Tottington, Bury, BL8 4PH

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
CRG-RALA-XX-XX-DR-A-(PL)-0000_P05 - (Location and site plan),
CRG-RALA-XX-XX-DR-A-(PL)-0001_P01 - (Existing Floor Plans),
CRG-RALA-XX-XX-DR-A-(PL)-0002_P02 - (Existing Elevations),
CRG-RALA-XX-XX-DR-A-(PL)-0003_P04 - (Proposed Plans),
CRG-RALA-XX-XX-DR-A-(PL)-0004_P04 - (Proposed Elevations),
CRG-RALA-XX-XX-DR-A-(PL)-0005_P02 - (Proposed Visualisation)
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 Facilities for the storage of construction materials shall be provided within the curtilage of the site and shall be kept clear of access and parking. 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 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:

EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL7/2	OL7/2 - West Pennine Moors
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
OL1/2	OL1/2 - New Buildings in the Green Belt
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

CRG-RALA-XX-XX-DR-A-(PL)-0000_P05 - (Location and site plan),
CRG-RALA-XX-XX-DR-A-(PL)-0001_P01 - (Existing Floor Plans),
CRG-RALA-XX-XX-DR-A-(PL)-0002_P02 - (Existing Elevations),
CRG-RALA-XX-XX-DR-A-(PL)-0003_P04 - (Proposed Plans),
CRG-RALA-XX-XX-DR-A-(PL)-0004_P04 - (Proposed Elevations),
CRG-RALA-XX-XX-DR-A-(PL)-0005_P02 - (Proposed Visualisation)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 04/04/2024