

NOTICE OF PLANNING PERMISSION

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

To:

Mr. Niamant Ali
NA Design
47 Egerton Road South
Chorlton cum Hardy
Manchester
M21 0YW

On Behalf Of:

Mr Rizwan Khan
8 Chapeltown Road
Radcliffe
Manchester
M26 1YF

PART 1 - Particulars of Application

Application Number: 67846

Date of Registration: 30/11/2021

Proposal:

Two storey/single storey rear extension; Two storey front extension; Single storey side extension

Location:

8 Chapeltown Road, Radcliffe, Manchester, M26 1YF

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 site plan and existing drawings numbered NA-P01 and P02 and revised plans received 18th May 2022 reference P03 and P04 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.
- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 5 All WC and lounge windows on the side elevations shall be fitted with obscured glazing (max obscurity level 3) and be top-opening only and 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:

Site plan and existing drawings numbered NA-P01 and P02 and revised plans received 18th May 2022 reference P03 and P04

NOTES TO APPLICANT

1. If evidence of bats and/or owls is found during demolition/construction, the applicant is required to seek professional advice from a qualified ecologist under the Wildlife Act 1981.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is positioned at the top left of the page.

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On behalf of the Council

Date of Decision: 19/05/2022