

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Tammy Durban
Durban Design Studio
8 Park Lane
Whitefield
Manchester
M45 7PB

On Behalf Of:

Mr & Mrs R Abramson
15 Eight Acre
Whitefield
Manchester
M45 7LW

PART 1 - Particulars of Application

Application Number: 71029

Date of Registration: 12/08/2024

Proposal:

Single storey rear/side extension including raising of the ridge; Extension of driveway & vehicular access; fence to side; new boundary wall to front boundary.

Location:

15 Eight Acre, Whitefield, Manchester, M45 7LW

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 002 and 003 received on 05/08/2024, drawing numbered 203 received on 14/08/2024 and drawings numbered 204 Rev 3 and 004 Rev 2 received on 26/09/2024 as modified by the email from Durban Design Studio dated 26/09/2024. The development shall not be carried out except in accordance with the details hereby approved.
 Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 3 The external finishing materials for the proposal hereby approved shall be render

with accent black quartz split face mosaic stone to the walls.

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 Before the first occupation of the extension hereby permitted the windows to both side elevations shall be fitted with obscured glazing 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.

- 5 The revised access and parking arrangements indicated on approved plan reference DDS2049. 204.2, incorporating the provision of the front boundary wall in the position shown to prevent any vehicle encroachment on/crossing of the adjacent footway, demarcation of the limits of the adopted highway, driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works that may be required as a direct result of proposed development, shall be implemented prior to the development hereby approved being brought into use.

Reason - To ensure good highway design, the intervisibility of the users of the site and the adjacent highways, in the interests of road safety, and to maintain the integrity of the adopted highway. pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 6 Facilities for the storage of construction materials shall be provided within the curtilage of the site. 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:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
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 002 and 003 received on 05/08/2024, drawing numbered 203 received on 14/08/2024 and drawings numbered 204 Rev 3 and 004 Rev 2 received on 26/09/2024 as modified by the email from Durban Design Studio dated 26/09/2024

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
2. This recommendation relates to the revised plan received by this Section on 26 September 2024.
3. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required footway crossing extension and any associated highway remedial works. The cost of the works will be the responsibility of the applicant.
4. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 01/10/2024