

NOTICE OF PLANNING PERMISSION

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

To:
Mr Hamza
185 Chorley New Road
Bolton
BL1 4QZ

On Behalf Of:
Mr Husaain Rizvi
153 Heywood Road
Prestwich
Manchester
M25 1LF

PART 1 - Particulars of Application

Application Number: 69651

Date of Registration: 16/05/2023

Proposal:

First floor rear extension with balcony and single storey side extension, vehicular access alterations.

Location:

153 Heywood Road, Prestwich, Manchester, M25 1LF

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 04 (Revised floor plans and elevations) and 06 (Revised access details) 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 - H2/3 and SPD6 Alterations and Extensions.
- 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 Prior to first use of the balcony on the rear elevation, the privacy screens on the balcony shall be installed in accordance with the approved plan. They shall remain in situ whilst the balcony is in place.
Reason. In the interests of residential amenity pursuant to UDP Policy H2/3 Extensions and Alterations

- 5 The access and parking arrangements indicated on the revised plan reference 06, incorporating the provision of a double footway crossing, edgings at the back of the footway to demarcate the limits of the adopted highway, 1.0m high boundary fence abutting Heywood Road in the position shown to control access to the proposed hardstanding with foundations that do not encroach under the adopted highway, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water or spread of loose stone onto the adopted highway and any associated highway remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority before the extensions and new parking facilities hereby approved are brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.

- 6 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

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:

Revised plans 04 Floor plans and Elevations
06 Revised access details

NOTES TO APPLICANT

. The applicant's attention is drawn to the need to consult the Department of

Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant.

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:

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: 23/08/2023