

NOTICE OF PLANNING PERMISSION

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

To:

Mr W Lau
WHYL Architecture
261 Brantingham Road
Chorlton-cum-Hardy
Manchester
M210TP

On Behalf Of:

Mr Iqbal
23 Castle Hill Road
Prestwich
Bury
M25 0FR

PART 1 - Particulars of Application

Application Number: 70469

Date of Registration: 29/01/2024

Proposal:

Single storey rear extension; First floor rear extension with juliette balcony; Roof alteration to existing single storey side extension

Location:

23 Castle Hill Road, Prestwich, Manchester, M25 0FR

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 23CH-310A, 23CH-315A, 23CH-320A and 23CH-330A received on 29/01/2024 and revised drawing numbered 23CH-325B received on 29/02/2024 as modified by the email from WHYL Architecture dated 29/02/2024. 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 have walls to match the existing building along with feature black cladding and windows, doors and rooflight would be constructed using black aluminium frames.
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 new ground floor windows on 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.

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:

drawings numbered 23CH-310A, 23CH-315A, 23CH-320A and 23CH-330A received on 29/01/2024 and revised drawing numbered 23CH-325B received on 29/02/2024 as modified by the email from WHYL Architecture dated 29/02/2024

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 04/03/2024