

NOTICE OF PLANNING PERMISSION

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

To:

Mr Philip Lee Whittaker
35 Pioneer Street
Horwich
BL6 7DP

On Behalf Of:

Mrs Jayne Field
12 Oswestry Close
Tottington
Bury
BL8 4BY

PART 1 - Particulars of Application

Application Number: 70394

Date of Registration: 08/01/2024

Proposal:

Two storey side extension; Render to all elevations with timber cladding to front elevation

Location:

12 Oswestry Close, Tottington, Bury, BL8 4BY

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 GDABM-GZZ-M3-A-0007 and GDABM-GDA-XX-ZZ-M3-A-0003 Rev P01 received on 08/01/2024 and drawings numbered GDABM-GZZ-M3-A-0004 Rev P02 and GDABM- GZZ-M3-A-0006 Rev P02 received on 05/03/2024 as modified by the email from Mr Philip Whittaker dated 05/03/2024. 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 concrete roof tiles to match the existing, render to all elevations with timber cladding to part of the front elevation and windows and doors shall be grey upvc.
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 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

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 GDABM-GZZ-M3-A-0007 and GDABM-GDA-XX-ZZ-M3-A-0003 Rev P01 received on 08/01/2024 and drawings numbered GDABM-GZZ-M3-A-0004 Rev P02 and GDABM- GZZ-M3-A-0006 Rev P02 received on 05/03/2024 as modified by the email from Mr Philip Whittaker dated 05/03/2024.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 07/03/2024