

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Halberstadt
38 Edenfield Road
Prestwich
Manchester
M25 0EE

PART 1 - Particulars of Application

Application Number: 72933

Date of Registration: 06/03/2026

Proposal:

Single storey/first floor extension at front/side
and two/single storey extension at side/rear
with raised decking

Location:

38 Edenfield Road, Prestwich, Manchester,
M25 0EE

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 the following drawing:

- Location Plan - Planning Portal Reference: PP-14759805v1;
- Drawing no. GSS21073.3 - 003 Rev. 1: Proposed Plans and Elevations;
- Drawing no. GSS21073.3 - 004: Site - Existing and Proposed; and,
- Drawing no. GSS21073.3 - 005 Rev. 1: Proposed Plans Daylight.

The development shall not be carried out except in accordance with the drawing hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint 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 Before the first occupation of the extensions hereby permitted the first floor W/C window shown on the south facing side elevation of the two storey side and rear extension hereby approved shall be obscurely glazed to a minimum of level 5 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the extension hereby approved is first occupied, and shall be retained as such thereafter.

Reason. To protect the privacy of adjoining occupiers in accordance with the requirements of Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties and the National Planning Policy Framework.

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.
NPPF National Planning Policy Framework

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 01/05/2026