

NOTICE OF PLANNING PERMISSION

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

To:

Mr Steven Jackson
Archtech design solutions
14 Maitland place
Rossendale
Rawtenstall
BB4 6AT

On Behalf Of:

Mr Paul McDonald
35 Bankside Avenue
Radcliffe
Manchester
M26 2QH

PART 1 - Particulars of Application

Application Number: 70647

Date of Registration: 18/04/2024

Proposal:

Erection of decking on raised platform with steps, balustrade and fencing, gates, garden room pod and covered spa area

Location:

35 Bankside Avenue, Radcliffe, Manchester, M26 2QH

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 This decision relates to drawings numbered PMC/01/02/DECK, PMC/02/02/DECK, PMC/03/02/DECK, PMC/04/02/DECK, PMC/05/02/DECK, PMC/06/02/DECK, PMC/07/02/DECK, PMC/08/02/DECK and PMC/09/02/DECK 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 listed.
- 2 The decking area and balustrade shall be restricted to the middle terrace and at the same ground level as the neighbour's raised patio adjacent and as indicated on the proposed plans and a shall not be installed on the upper terrace.
Reason. In the interests of residential amenity pursuant to UDP Policy H2/3 and guidance set out in SPD6 Alterations and Extensions.
- 3 Prior to any domestic use, the decking area shall be completed strictly in accordance with the approved plans.
Reason. In the interests of residential amenity pursuant to UDP Policy H2/3 and guidance set out in SPD6 Alterations and Extensions.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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 PMC/01/02/DECK, PMC/02/02/DECK, PMC/03/02/DECK, PMC/04/02/DECK, PMC/05/02/DECK, PMC/06/02/DECK, PMC/07/02/DECK, PMC/08/02/DECK and PMC/09/02/DECK.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 21/05/2024