

NOTICE OF PLANNING PERMISSION

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

To:

Mr Shuttleworth
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr and Mrs Jacobs
19 Guest Road
Prestwich
M25 3DJ

PART 1 - Particulars of Application

Application Number: 68182

Date of Registration: 31/03/2022

Proposal:

Demolition of existing garage and outbuilding and replacement with single storey side extension; external alterations and addition of new windows to ground and first floor and 2 no. roof lights to side elevation; new gate and fencing at side and steps to rear garden and widened access at front

Location:

19 Guest Road, Prestwich, Manchester, M25 3DJ

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 R0643-1A, 02A, 20/C, 21/C, 22 and 23 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.
- 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 No works to the access shall be carried out unless and until full details of the

proposed access/footway crossing onto Guest Road, indicated on approved plan reference R0643-23, are submitted and approved by the Local Planning Authority. The approved details shall be implemented prior to the first domestic use of the extension.

Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to UDP Policy H2/3 Alterations and Extensions and associated guidance document SPD6.

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.
EN1/1	EN1/1 - Visual Amenity
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control

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 R0643-1A, 02A, 20/C, 21/C, 22 and 23.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/05/2022