

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Pabla-Thomas
SPACE:ARCHITECTURE+PLANNING
The Old Town hall
Lapwing Lane
West Didsbury
Manchester
M202NR

On Behalf Of:

Mr Doherty
28 Polefield Road
Prestwich
Bury
M25 2GN

PART 1 - Particulars of Application

Application Number: 71286

Date of Registration: 06/11/2024

Proposal:

Partial demolition of existing garage at side and construction of single storey side and rear extension; raised patio to rear and replacement front porch

Location:

28 Polefield Road, Prestwich, Manchester, M25 2GN

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 0290_00_100, 0290_00_101, 0290_00_102, 0290_00_105, 0290_00_200, 0290_20_100, 0290_20_200, 0290_20_201, 0290_20_202, 0290_21_200 Rev A and 0290_80_801 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 Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be;
 - **Walls** - Red facing brick to match existing to front, and around corner elevations, feature protruding red facing brick horizontal banding above fenestration to

single-storey extension, composite vertical cladding in natural oak to front, side and rear elevations of proposed single-storey extension, engineering brick base to bottom two courses of single-storey extension and PPC pressed black aluminium coping.

- **Roof** - Single-ply membrane to flat-roof side and rear extension, and to section of garage retained.
- **Windows** - Black aluminium glazing to single-storey extension. Existing white uPVC windows to first and second floor wrapped in black vinyl to match colour of new glazing to ground floor.
- **Doors** - Natural oak finish to new doors to front and side elevations to match proposed timber cladding. Black aluminium-framed glazed sliding doors to rear.

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.

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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations
PFE Places for Everyone

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 0290_00_100, 0290_00_101, 0290_00_102, 0290_00_105, 0290_00_200, 0290_20_100, 0290_20_200, 0290_20_201, 0290_20_202, 0290_21_200 Rev A and 0290_80_801

NOTES TO APPLICANT

- In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', written in a cursive style.

3 of 3

.....
On behalf of the Council

Date of Decision: 20/12/2024