

NOTICE OF PLANNING PERMISSION

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

To:

Mr John Allen
Andrew Wallace Architects
The Old Bakery
Vicker Grove
West Didsbury
Manchester
M20 1LJ

On Behalf Of:

Mr Bland
54 Park Lane
Whitefield
Manchester
M45 7QA

PART 1 - Particulars of Application

Application Number: 71071

Date of Registration: 04/09/2024

Proposal:

Single/Two storey front extension; Single storey side extension; Two storey rear extension; Balcony to rear; Extension of vehicular access with electric sliding gates; Removal of part of front boundary to be replaced with fencing; Extension to existing driveway.

Location:

23 Marle Croft, Whitefield, Manchester, M45 7NB

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 E.03GA.P001, E.03GA.E001, E.03GA.E002, E.03GA.E003, E.03GA.E004, E.03GA.P000 AND E.03GA.P001 received on 04/09/2024 and drawings numbered P.03GA.E002 Rev B, P.03GA.E003 Rev B, P.03GA.E004 Rev B, P.03GA.E005 Rev B, P.03GA.P000 Rev B and P.03GA.P001 Rev B received on 06/11/2024 and drawings numbered P.02LD.P001 Rev C and P03GA.E005 Rev C received on 19/11/2024 as modified by the emails from Andrew Wallace Associates dated 06/11/2024 and 19/11/2024. 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 Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall be grey concrete roof tiles, membrane to flat roof areas, red brick walls to all elevations, and upvc and aluminium to the windows. There would be composite a gate and fencing to the front and side of the dwelling.
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 Before the first occupation of the extension hereby permitted the balcony at the rear shall be fitted with a 2m high obscurely glazed privacy screen to the north side and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 5 Before the first occupation of the extension hereby permitted the two first floor windows on the north side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 6 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
- 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:

ecision relates to drawings numbered E.03GA.P001, E.03GA.E001, E.03GA.E002, E.03GA.E003, E.03GA.E004, E.03GA.P000 AND E.03GA.P001 received on 04/09/2024 and drawings numbered P.03GA.E002 Rev B, P.03GA.E003 Rev B, P.03GA.E004 Rev B, P.03GA.E005 Rev B, P.03GA.P000 Rev B and P.03GA.P001 Rev B received on 06/11/2024 and drawings numbered P.02LD.P001 Rev C and P03GA.E005 Rev C received on 19/11/2024 as modified by the emails from Andrew Wallace Associates dated 06/11/2024 and 19/11/2024.

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:



3 of 3

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On behalf of the Council

Date of Decision: 19/11/2024