

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
Manchester
M25 0FG

On Behalf Of:

Mr Asif
c/o agent

PART 1 - Particulars of Application

Application Number: 67780

Date of Registration: 17/11/2021

Proposal:

Two storey extension at side/rear; Raised patio with glass balustrade and steps to garden level at rear; New front porch

Location:

36 Agecroft Road East, Prestwich,
Manchester, M25 9RT

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 001 and 002 received on 11/11/2021, drawing numbered 003 rev 2 received on 17/11/2021 and revised site plans numbered 004 rev 2 received on 05/01/2022 as modified by the email from Gold Sketch Studios Ltd dated 05/01/2022. 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 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 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 and raised patio hereby permitted the fence along the shared boundary with 34 Agecroft Road East shall be erected to a height of 1.8m as shown on the approved plans and shall be permanently retained thereafter unless otherwise approved in writing by the Local Planning Authority.
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.

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

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 001 and 002 received on 11/11/2021, drawing numbered 003rev 2 received on 17/11/2021 and revised site plans numbered 004 rev 2 received on 05/01/2022 as modified by the email from Gold Sketch Studios Ltd dated 05/01/2022

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 19/01/2022