

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
BB4 6AT

On Behalf Of:

Mr Paul McDonald
35 Bankside Avenue
Radcliffe
Manchester
M26 2QH

PART 1 - Particulars of Application

Application Number: 67690

Date of Registration: 20/10/2021

Proposal:

Raise roof ridge height with loft conversion, rear dormer and two pediment windows to front

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 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 Project PMC/001/01 – Proposed 1st Floor Layout; Project PMC/001/01 – Existing and Proposed Ground Floor Layout; PMC/003/01; PMC/004/01; PMC/005/01; PMC/008/01; PMC/009/01; Project PMC/010/01; and PMC/011/01 as submitted on 20/10/2021 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 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:

NPPF National Planning Policy Framework
H2 H2 - Housing Environment and Design
H2/1 H2/1 - The Form of New Residential Development
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Project PMC/001/01 – Proposed 1st Floor Layout
Project PMC/001/01 – Existing and Proposed Ground Floor Layout
Project PMC/003/01 – Proposed 2nd Floor Layout
Project PMC/004/01 - Existing and Proposed Front Elevations
Project PMC/005/01 - Existing and Proposed Rear Elevations
Project PMC/008/01 - Proposed Side Elevation
Project PMC/009/01 - Proposed Side Elevation
Project PMC/010/01 - Streetscene
Project PMC/011/01 – Proposed Block Plan

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 19/01/2022