

NOTICE OF PLANNING PERMISSION

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

To:
Mr Driver
TECH:D LTD
27 Oakham Close
Bury
Lancashire
BL81XJ

On Behalf Of:
Mrs Varley
12 Cliff Avenue
Bury
Ramsbottom
BL9 5NT

PART 1 - Particulars of Application

Application Number: 68503

Date of Registration: 30/05/2022

Proposal:
Loft conversion with dormer extensions on
both sides

Location:
12 Cliff Avenue, Summerseat, Ramsbottom,
Bury, BL9 5NT

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 Drawing 22-01 07. Drawing 22-01 08 as submitted on 30/05/2022 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 as outlined in Drawing 22-01 07 Rev:A. as submitted on 30/05/2022.
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 all first-floor side windows along both side elevations (bathroom, toilet, bedrooms) 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.

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
OL1	OL1 - Green Belt
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
EN9/1	EN9/1 - Special Landscape Areas
OL5/2	OL5/2 - Development in River Valleys
EN2/2	EN2/2 - Conservation Area Control
EN1/2	EN1/2 - Townscape and Built Design
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:

Drawing 22-01 01 Rev:B. (Existing Plans and Elevations) as submitted on 30/05/2022.
Drawing 22-01 02 Rev:C. (Location Plan, Existing Site Plan, Existing Side Elevation, roof Plan) as submitted on 30/05/2022.
Drawing 22-01 07 Rev:A. (Proposed Plans and Elevations) as submitted on 30/05/2022.
Drawing 22-01 08. (Proposed Plan and Section) as submitted on 30/05/2022.

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 22/08/2022