

NOTICE OF PLANNING PERMISSION

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

To:

Mr Alan Lee
Jenkins Design Services
2-4 Houghton Street
Bury
BL9 0TA

On Behalf Of:

Mr Toni Hankins
8 Slaidburn Drive
Bury
BL8 3DG

PART 1 - Particulars of Application

Application Number: 69992

Date of Registration: 14/08/2023

Proposal:

Two storey front extension; Single storey extension at front/side and conversion of existing garage to habitable room with new rooflights; Dormer at rear; External alterations to include changes to windows /doors, juliet balcony at rear and render/cladding to elevations

Location:

8 Slaidburn Drive, Bury, BL8 3DG

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 ZZ-XX-DR-A-4101, SI-XX-DR-A-1001, SI-XX-DR-A-0800, B1-XX-DR-A-8101, B1-XX-DR-A-0801, B1-XX-DR-A-0802 and B1-XX-DR-A-0803 received on 14/08/2023 and revised drawings numbered B1-XX-DR-A-2101 Rev B, B1-XX-DR-A-3101 Rev B and SI-XX-DR-A-2100 Rev C received on 26/09/2023 as modified by the email from Jenkins Design Services dated 26/09/2023. 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 be white render to the walls with composite slatted or panelled cladding, with brickwork below

DPC level to be painted a blue grey colour. The windows would be anthracite grey UPVC and the doors would be composite in an anthracite grey colour.

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 ground floor bathroom windows on the north east side elevation and the dormer windows to the south west 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.

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

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 ZZ-XX-DR-A-4101, SI-XX-DR-A-1001, SI-XX-DR-A-0800, B1-XX-DR-A-8101, B1-XX-DR-A-0801, B1-XX-DR-A-0802 and B1-XX-DR-A-0803 received on 14/08/2023 and revised drawings numbered B1-XX-DR-A-2101 Rev B, B1-XX-DR-A-3101 Rev B and SI-XX-DR-A-2100 Rev C received on 26/09/2023 as modified by the email from Jenkins Design Services dated 26/09/2023.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 06/10/2023