

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
Rawtenstall
BB4 6AT

On Behalf Of:

Mr Paul McDonald
35 Bankside Avenue
Radcliffe
Manchester
M26 2QH

PART 1 - Particulars of Application

Application Number: 68934

Date of Registration: 30/09/2022

Proposal:

Raise roof ridge height with loft conversion;
Rear dormer with juliet balcony 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 This decision relates to drawing numbered PMC/011/01 received on 03/10/2022, drawings numbered PMC/001/R2, PMC/001FP/01, PMC/002/R1, PMC/002FP/01, PMC/003/R2, PMC/004/R2, PMC/005/R2, PMC/005/01/BC, PMC/006/R2, PMC/006/01/BC and PMC/007/01/BC received on 26/10/2022, drawings numbered PMC/003/01/BC, PMC/004/01/BC and PMC/008/01 received on 27/10/2022 and drawing numbered PMC/005/01 received on 21/12/2022 as modified by the emails from Archtech Design Solutions. 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 listed.
- 2 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 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

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 numbered PMC/011/01 received on 03/10/2022, drawings numbered PMC/001/R2, PMC/001FP/01, PMC/002/R1, PMC/002FP/01, PMC/003/R2, PMC/004/R2, PMC/005/R2, PMC/005/01/BC, PMC/006/R2, PMC/006/01/BC and PMC/007/01/BC received on 26/10/2022, drawings numbered PMC/003/01/BC, PMC/004/01/BC and PMC/008/01 received on 27/10/2022 and drawing numbered PMC/005/01 received on 21/12/2022 as modified by the emails from Archtech Design Solutions

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 22/12/2022