

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zeria
HSH Engineering Design Service
428 Cheetham Hill Road
Cheetham
Manchester
M8 9LE

On Behalf Of:

Mr Fazil
16 Hornsea Close
Bury
Bury
BL8 2UA

PART 1 - Particulars of Application

Application Number: 68135

Date of Registration: 12/05/2022

Proposal:

Single storey extensions at front/rear/side;
First floor extension at side/rear.

Location:

16 Hornsea Close, Bury, BL8 2UA

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 03C - Proposed Elevations (19/07/2022), Drawing 04E - Proposed Ground floor Plan (02/08/2022), Drawing 05A - Proposed First-floor Plan (24/06/2022), Drawing 06E - Proposed Elevations (04/08/2022), Drawing 07F - Proposed Elevations (02/08/2022), Drawing 08C - Proposed Site Layout Plan (05/08/2022), Drawing 12A - Roof plan Existing and Proposed (02/08/2022) 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.
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 windows for the

ground floor toilet and first floor bathrooms 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 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:

NPPF National Planning Policy Framework
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:

Location Plan provided by Land Registry
Drawing 01 - Existing Site Layout Plan (24/02/2022)
Drawing 02A - Existing Floorplans (24/06/2022)
Drawing 03C - Proposed Elevations (19/07/2022)
Drawing 04E - Proposed Ground floor Plan (02/08/2022)
Drawing 05A - Proposed First-floor Plan (24/06/2022)
Drawing 06E - Proposed Elevations (04/08/2022)
Drawing 07F - Proposed Elevations (02/08/2022)
Drawing 08C - Proposed Site Layout Plan (05/08/2022)
Drawing 11A - Car Parking Layout Plan (02/08/2022)
Drawing 12A - Roof plan Existing and Proposed (02/08/2022)

NOTES TO APPLICANT

- . The applicant's attention is drawn to the fact that whilst it appears unlikely that bats are roosting within the buildings as with all refurbishment of buildings if a bat is found works should stop immediately and Natural England and a professional ecologist consulted.

Signed:

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

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On behalf of the Council

Date of Decision: 24/08/2022