

NOTICE OF PLANNING PERMISSION

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

To:

Mr Thorp
Thorp Design Services Ltd
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Sam Lashwood & Lilly Milnes
3 Ruskin Crescent
Prestwich
Manchester
M25 9LS

PART 1 - Particulars of Application

Application Number: 69536

Date of Registration: 19/04/2023

Proposal:

Two storey side extension and two/single
storey rear extension

Location:

3 Ruskin Crescent, Prestwich, Manchester,
M25 9LS

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 ZT23-196-01 and ZT23-196-04 received on 06/04/2023, drawing numbered ZT23-196-02 received on 21/04/2023, revised proposed elevations drawing numbered ZT23-196-05 received on 23/5/2023 and revised drawings numbered ZT23-196-03 and ZT23-196-06 received on 26/05/2023 as modified by the emails from Thorp Design Services Ltd dated 23/05/2023 and 26/05/2023. 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 brick to all elevations, the roof materials would match the existing colour and grey upvc windows would be installed to the existing dwelling as well as the extension.
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 bedroom window on the side 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 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:

H2/3 H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

This decision relates to drawings numbered ZT23-196-01 and ZT23-196-04 received on 06/04/2023, drawing numbered ZT23-196-02 received on 21/04/2023, revised proposed elevations drawing numbered ZT23-196-05 received on 23/5/2023 and revised drawings numbered ZT23-196-03 and ZT23-196-06 received on 26/05/2023 as modified by the emails from Thorp Design Services Ltd dated 23/05/2023 and 26/05/2023. The development shall not be carried out except in accordance with the details hereby approved.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 3

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On behalf of the Council

Date of Decision: 01/06/2023