

NOTICE OF PLANNING PERMISSION

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

To:

Mr Trudgeon
Conway Architectural Design
6 Conway Close
Middleton
Manchester
M24 1EW

On Behalf Of:

Mr Rashid
9 Birch Lea Close
Bury
Bury
BL9 9RZ

PART 1 - Particulars of Application

Application Number: 68464

Date of Registration: 15/06/2022

Proposal:

Two storey extension at side; Part single/Part two storey extension at rear; Single storey extension at side; Dormer extension at front and First floor balcony at side.

Location:

9 Birch Lea Close, Bury, BL9 9RZ

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 592-01, 02, 03, 04, 05, 06, 07C, 08D, 09 and 10A 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 Prior to first occupation of the extension, the proposed 'privacy screen' (with minimum obscenity level 3) around the first floor balcony, as indicated on the revised plans, shall be installed to a minimum height of 1.7m and maintained in situ thereafter.

Reason. In order to protect privacy pursuant to UDP Policy H2/3 and associated guidance document 6 Alterations and Extensions.

- 5 Before the first occupation of the extension hereby permitted the ground floor utility room window on the side elevation shall be fitted with obscured glazing (min obscurity level 3) 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:

Drawings numbered 592-01, 02, 03, 04, 05, 06, 07C, 08D, 09 and 10A.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 25/08/2022