

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Dahan
86 Kings Road
Prestwich
Manchester
M25 0FY

PART 1 - Particulars of Application

Application Number: 72099

Date of Registration: 25/07/2025

Proposal:

Single storey extension at rear (86 Kings Road); first floor extension at rear (88 Kings Road); extension to existing retaining wall at rear (86 Kings Road); new roof to existing single storey rear extension (88 Kings Road) and new fencing at front, sides and rear (86/88 Kings Road)

Location:

86/88 Kings Road, Prestwich, Manchester, M25 0FY

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 revised site plan 502.3 and drawings numbered 002A, 002B, 003A.3, 003B.2 and 003C.4 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 and Places for Everyone Joint 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 The rear yard areas shall remain open and uncovered.

Reason. In order to retain external amenity space in the interests of residential amenity pursuant to UDP policy H2/3 and SPD6 relating to extensions and alterations.

- 5 The development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 88 Kings Road.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.

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:

Revised site plan 502.3 and drawings numbered 002A, 002B, 003A.3, 003B.2 and 003C.4

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 03/10/2025