

NOTICE OF PLANNING PERMISSION

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

To:

Mr Matthew Evans
Standean
Quarterhouse Lane
Stroud
GL5 2RR

On Behalf Of:

Amanda Davies
148 Ainsworth Road
Bury
BL8 2SH

PART 1 - Particulars of Application

Application Number: 69445

Date of Registration: 13/03/2023

Proposal:

Erection of a timber ancillary granny annexe at rear

Location:

148 Ainsworth Road, Bury, BL8 2SH

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 drawings received on 18/05/2023 as modified by the email from Home Garden Rooms dated 18/05/2023. 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 vertical Siberian Larch cladding to all walls, anthracite grey powder coated aluminium to all fenestration and EPDM rubber membrane to the flat roof, as stated on the proposed drawings and in the design and access statement.
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 west elevation shall be installed at a height of no less than 1.7m from the internal

floor level 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.

- 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 148 Ainsworth Road, Bury.

Reason. To ensure the proposed use remains ancillary to the principle use on the site.

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 26/05/2023