

NOTICE OF PLANNING PERMISSION

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

To:

Mr P Anderton
B2 Architecture Ltd
2b Beech Road
Hale
Altrincham
WA15 9HX

On Behalf Of:

Mr R Basger
49 Scholes Lane
Prestwich
Manchester
M25 0AY

PART 1 - Particulars of Application

Application Number: 68567

Date of Registration: 17/06/2022

Proposal:

Two storey extension at front; Part single/Part two storey extension at side; Alteration to existing access and parking.

Location:

49 Scholes Lane, Prestwich, Manchester,
M25 0AY

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 22-36-01, 02 and 03 B 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 revised parking arrangements indicated on approved plan reference 22-36 03B, incorporating the provision of footway crossing extension, widened/retained hardstanding a minimum of 5.0m in length measured from the back of the adopted highway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works that may be required to reinstate the highway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
Reason: To ensure good highway design, allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway in the

interests of highway safety pursuant to UDP Policy H2/3 and associated guidance.

- 4 All construction materials/equipment shall be provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The storage facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials/equipment for the duration of the construction period.
Reason: To ensure adequate off highway materials storage arrangements for the duration of the construction period pursuant to UDP Policy H2/3 and associated guidance.
- 5 Before the first occupation of the extension hereby permitted the WC/bathroom windows on the west elevation of the extension (north side) 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:

Drawings numbered 22-36-01, 02 and 03 B.

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 27/09/2022