

NOTICE OF PLANNING PERMISSION

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

To:

Mr Richard Shuttleworth
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr & Mrs Bennett
9 Swan Road
Greenmount
Ramsbottom
Bury
BL8 4ES

PART 1 - Particulars of Application

Application Number: 68783

Date of Registration: 15/08/2022

Proposal:

Single storey garage extension at side with new driveway/raised garden areas at front and formation of rear patio with steps to garden level

Location:

9 Swan Road, Ramsbottom, Bury, BL8 4ES

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 R-0469-SLP Rev A, R-0469-09 Rev A and R-0469-10 received on 15/08/2022 and revised drawings numbered R-0469-13 Rev A and R-0469-14 Rev A received on 07/11/2022 as modified by the email from Equilibrium Architects Ltd dated 07/11/2022. 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 match those of the existing building.
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 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 5 The revised access and car parking arrangements indicated on approved plan reference R-0469-13 Revision A, incorporating the reinstatement of the redundant footway crossing to adjacent footway levels and provision of a new footway crossing to a specification to be agreed on site with the Highway Authority incorporating edging to demarcate the limits of the adopted highway, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway the proposed footway crossing and all associated highway remedial works, shall be implanted prior to the new driveway hereby approved being brought into use and thereafter maintained available for use at all times.
Reason.
To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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 R-0469-SLP Rev A, R-0469-09 Rev A and R-0469-10 received on 15/08/2022 and revised drawings numbered R-0469-13 Rev A and R-0469-14 Rev A received on 07/11/2022 as modified by the email from Equilibrium Architects Ltd dated 07/11/2022.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by the Council on 04

November 2022.

2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway crossing, reinstatement of the redundant footway crossing and all associated highway remedial works. The cost of the works will be the responsibility of the applicant.

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: 14/11/2022