

NOTICE OF PLANNING PERMISSION

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

To:

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

On Behalf Of:

Mw(CL)Foundation
26 Fairway
Prestwich
Manchester
M25 0JH

PART 1 - Particulars of Application

Application Number: 68767

Date of Registration: 08/09/2022

Proposal:

Two storey side extension; New low level boundary wall to the front with hedging; Remove existing detached garage at rear to create a new drive way using existing vehicular access.

Location:

26 Fairway, Prestwich, Manchester, M25 0JH

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 001, 002 and 003 Rev 2 received on 10/08/2022, revised drawing numbered 004 Rev 3 received on 16/12/2022 and drawing numbered 005 Rev 1 received on 19/12/2022 as modified by the emails from Gold Sketch Studios Ltd dated 16/12/2022 and 19/12/2022. 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 The revised car parking arrangements indicated on approved plan reference 005 Revision 1, incorporating the retention of the existing dropped crossing and parking facilities at the rear of the property, and provision of replacement boundary treatment to the front of the property at the junction with Linksway, shall be implemented prior to the extension 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
HT2/4 HT2/4 - Car Parking and New Development

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 001, 002 and 003 Rev 2 received on 10/08/2022, revised drawing numbered 004 Rev 3 received on 16/12/2022 and drawing numbered 005 Rev 1 received on 19/12/2022 as modified by the emails from Gold Sketch Studios Ltd dated 16/12/2022 and 19/12/2022

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 3

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On behalf of the Council

Date of Decision: 22/12/2022