

NOTICE OF PLANNING PERMISSION

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

To:
Campbell Driver Partnership
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR

On Behalf Of:
Mr R Fentem
400 Bass Lane
Bury
BL9 5NR

PART 1 - Particulars of Application

Application Number: 67680

Date of Registration: 18/10/2021

Proposal:
Two storey rear extension

Location:
400 Bass Lane, Summerseat, Ramsbottom,
Bury, BL9 5NR

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 01A, 02C, 03A, 04A, 05F, 06D and 07D 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.

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 pre-application discussions 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.
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
EN1/2	EN1/2 - Townscape and Built Design
EN8/1	EN8/1 - Tree Preservation Orders
EN8	EN8 - Woodland and Trees
OL5/2	OL5/2 - Development in River Valleys
EN9/1	EN9/1 - Special Landscape Areas
NPPF	National Planning Policy Framework
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

01A, 02C, 03A, 04A, 05F, 06D and 07D

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 15/12/2021