

NOTICE OF PLANNING PERMISSION

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

To:

Mr David Driver
TECH:D LTD
27 Oakham Close
Bury
Lancashire
BL81XJ

On Behalf Of:

Mrs Victoria Varley
12 Cliff Avenue
Ramsbottom
Bury
BL9 5NT

PART 1 - Particulars of Application

Application Number: 70029

Date of Registration: 22/08/2023

Proposal:

Variation of condition no. 2 (approved drawings) following approval of planning permission 68503 - Amend side elevation window from fixed window to top hung opening light with an opening restrictor to allow for emergency escape

Location:

12 Cliff Avenue, Summerseat, Ramsbottom, Bury, BL9 5NT

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 This decision relates to drawings numbered 22-01 01C, 22-01 02D, 22-01 07D and 22-01 08C received on 11/10/2023 as modified by the email from TECH:D Ltd dated 11/10/2023. 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.
- 2 Within one month of this decision notice, the first floor side/west elevation windows shall be fitted with obscured glazing (min obscurity level 3) to a minimum height of 1.7m from floor level and fitted with window opening restrictors (to allow a maximum opening of 100mm) and shall be permanently retained in that condition thereafter:
Reason. To protect the privacy of adjoining occupiers and to accord with Policies H2/1 The Form of New Residential Development, H2/3 Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 Alterations and Extensions to Residential Properties.

- 3 Within one month of this decision notice, the first floor side/east elevation windows shall be fitted with obscured glazing (min obscurity level 3) and be unopenable to a minimum height of 1.7m from floor level and shall be permanently retained in that condition thereafter:
Reason. To protect the privacy of adjoining occupiers and to accord with Policies H2/1 The Form of New Residential Development, 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:

OL1	OL1 - Green Belt
OL5/2	OL5/2 - Development in River Valleys
EN1/2	EN1/2 - Townscape and Built Design
EN2/2	EN2/2 - Conservation Area Control
EN9/1	EN9/1 - Special Landscape Areas
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
NPPF	National Planning Policy Framework

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:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 16/10/2023