

NOTICE OF PLANNING PERMISSION

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

To:

Ms Cooper
DaC Design
62 Demesne Rd
Whalley Range
Manchester
M16 8PJ

On Behalf Of:

Mr & Mrs Goldstone
7 Bankside Place
Radcliffe
M26 1RW

PART 1 - Particulars of Application

Application Number: 65997

Date of Registration: 01/10/2020

Proposal:

Demolition of existing rear extension and side garage and erection of new two storey front and side extension and part single storey / part two storey front extension

Location:

7 Oakdale Close, Whitefield, Manchester,
M45 7LU

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 P01, P02, P03, P04, P05, P07 and P08 received on 24/09/2020 and revised proposed drawing numbered P06B received on 26/11/2020 as modified by the email from DaC Design dated 26/11/2020. 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.

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 P01, P02, P03, P04, P05, P07 and P08 received on 24/09/2020 and revised proposed drawing numbered P06B received on 26/11/2020 as modified by the email from DaC Design dated 26/11/2020

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Kavanagh'.

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On behalf of the Council

Date of Decision: 30/11/2020