NOTICE OF PLANNING PERMISSION

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

To:
Mr John Hodkinson
20 Westgate Avenue
Ramsbottom
Bury
BL0 9SS

On Behalf Of:
Mr Gary Spillard
41 Arthur Lane
Ainsworth
Bolton
BL2 5PR

PART 1 - Particulars of Application

Application Number: 65895

Date of Registration: 28/08/2020

Proposal:
First floor side extension

Location:
41 Arthur Lane, Ainsworth, Bolton, BL2 5PR

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 Existing and Proposed Site Plan, 20/554/01, 20/554/02, 20/554/03, 20/554/04 and 20/554/05 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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
OL1/2 Ol1/2 - New Buildings in the Green Belt

SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN2	EN2 - Conservation and Listed Buildings
EN9/1	EN9/1 - Special Landscape Areas
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:
Existing and Proposed Site Plan, 20/554/01, 20/554/02, 20/554/03, 20/554/04 and 20/554/05

NOTES TO APPLICANT

1. The applicant's attention is drawn to the existence of Public Right of Way number 45, Christchurch, Radcliffe that runs adjacent to the proposed development. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

Signed:

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On behalf of the Council

Date of Decision: 19/10/2020