

NOTICE OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Mr Mandeep Kharpal
2 Arbour Close
Bury
BL9 5HJ

PART 1 - Particulars of Application

Application Number: 69964

Date of Registration: 31/08/2023

Proposal:

Erection of front/side boundary walls and rear garden fence; Single storey rear extension and front porch

Location:

2 Arbour Close, Bury, BL9 5HJ

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:-

- 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.
- This decision relates to drawings numbered SHT 1 of 4 and SHT 2 of 4 received on 04/08/2023, revised drawing numbered SHT 4 of 4 Rev A received on 11/10/2023 and revised drawing numbered SHT 3 of 4 Rev A received on 12/10/2023 as modified by the emails from I.Planning Services dated 11/10/2023 and 12/10/2023. 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.
- The external finishing materials for the proposed extension hereby approved shall match those of the existing building and the front boundary walls would be finished in a white K-render.
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 Within 3 months of the date of the decision, the works to the front boundary wall shown on plan ref SHT 4 or 4 Revision A received on 11 October 2023 and all associated footway remedial works abutting the site required as a result of the construction of the wall, shall be implemented to the satisfaction of the Local Planning Authority.
Reason - To prevent the illegal crossing of the adjacent verge in the interests of highway safety and to maintain the integrity of the adopted highway pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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

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 SHT 1 of 4 and SHT 2 of 4 received on 04/08/2023, revised drawing numbered SHT 4 of 4 Rev A received on 11/10/2023 and revised drawing numbered SHT 3 of 4 Rev A received on 12/10/2023 as modified by the emails from I.Planning Services dated 11/10/2023 and 12/10/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by the Council on 11th and 12th October 2023
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the

applicant/developer.

Signed:

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

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On behalf of the Council

Date of Decision: 20/10/2023