

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 Chris Vines
39 Bye Road
Ramsbottom
Bury
BL0 0HH

PART 1 - Particulars of Application

Application Number: 70476

Date of Registration: 29/02/2024

Proposal:

Front porch, single storey side extension,
decking and boundary fence.

Location:

39 Bye Road, Shuttleworth, Ramsbottom,
Bury, BL0 0HH

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 1A, 2A, 3/ Proposed plan, 4A, 5A, 6A, 7A 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 and Places for Everyone Joint Development Plan listed.
- 2 Within 12 months of the date of the decision the decking shall be reduced to comply with drawings 3/Proposed Plan, 4A, 6A and 7A and fencing realigned as shown on drawings 3/Proposed Plan, 4A, 6A and 7A.
 Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint 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:

JP-G1 Landscape Character
JP-G9 The Green Belt
OL1/2 OL1/2 - New Buildings in the Green Belt
H2/3 H2/3 - Extensions and Alterations
EN1/2 EN1/2 - Townscape and Built Design
SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
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:

1A, 2A, 3/ Proposed plan, 4A, 5A, 6A, 7A

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 23/04/2024