

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Chris Wilkinson  
CD Wilkinson Plans  
5 Highmeadow  
Outwood  
Radcliffe  
Manchester  
M26 1YN

**On Behalf Of:**

Mrs Holly Wright  
11 Marle Croft  
Whitefield  
Manchester  
M45 7NB

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### PART 1 - Particulars of Application

**Application Number:** 70604

**Date of Registration:** 18/03/2024

**Proposal:**

First floor front extension; Front porch

**Location:**

11 Marle Croft, Whitefield, Manchester, M45 7NB

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### 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 drawing numbered 2611\_WHI\_05\_Planning received on 18/03/2024 and drawing numbered 2611\_WHI\_06\_Planning\_Rev\_A received on 10/04/2024 as modified by the email from CD Wilkinson Plans dated 10/04/2024. 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.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.  
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 Before the first occupation of the extension hereby permitted the first floor en-suite window on the side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.  
Reason. To protect the privacy of adjoining occupiers and to accord with Policy 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 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:**

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.  
H2/3 H2/3 - Extensions and Alterations  
PFE Places for Everyone

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:**

drawing numbered 2611\_WHI\_05\_Planning received on 18/03/2024 and drawing numbered 2611\_WHI\_06\_Planning\_Rev\_A received on 10/04/2024 as modified by the email from CD Wilkinson Plans dated 10/04/2024

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 29/04/2024