

NOTICE OF PLANNING PERMISSION

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

To:
Yoni Mechlowitz
Debtal

On Behalf Of:
Mr Pick
23 Breeze Mount
Prestwich
Manchester
M25 0AH

PART 1 - Particulars of Application

Application Number: 67886

Date of Registration: 23/02/2022

Proposal:

Garage conversion to living accommodation with door and window (frosted glazing); First floor side extension (Retrospective) with hipped roof.

Location:

23 Breeze Mount, Prestwich, Manchester, M25 0AH

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 proposed hipped roof and first-floor front window in the side extension must be completed not later than one year beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 The proposed conversion of the garage to living accommodation including external alterations 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.
- 3 This decision relates to drawings drawing DA22013. 003 Rev2 as submitted on 26/05/2022.
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.
- 4 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.

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:

NPPF National Planning Policy Framework
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/2 EN1/2 - Townscape and Built Design

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:

Site and location plan (drawing DA22013. 001)
Existing GA plans and elevations (drawing DA22013. 002 Rev2)
Proposed GA plans and elevations (drawing DA22013. 003 Rev2)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 31/05/2022