

NOTICE OF PLANNING PERMISSION

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

To:

Mr Llado
TDM Architectural Ltd
538 Rochdale Road
Royton
Oldham
Manchester
OL2 6SF

On Behalf Of:

MR SUNIL
3 Leyburn Close
Whitefield
Bury
M45 7UE

PART 1 - Particulars of Application

Application Number: 70091

Date of Registration: 27/09/2023

Proposal:

Single storey front & rear extensions; Loft conversion with rear dormer; Conversion of garage to living accommodation

Location:

3 Leyburn Close, Whitefield, Manchester,
M45 7UE

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 PL01 Rev B, PL02 Rev B, PL03 Rev B and PL04 received on 21/09/2023 and drawing numbered PL06 Rev A received on 26/01/2024. as modified by the email from TDM Architectural Ltd dated 26/01/2024. 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 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.
- 5 Beneath all areas of the canopy of the Beech tree excavations and all construction work for the proposal hereby approved must be 'hand-dig' only. No storage of materials or equipment, or use of the area by vehicular traffic allowed as noted on the revised proposed site plan numbered PL06 Rev A received on 26/01/2024.
Reason: To safeguard the vascular and anchoring root systems of the trees to avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan

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
- EN1/2 EN1/2 - Townscape and Built Design
- EN8/2 EN8/2 - Woodland and Tree Planting

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 PL01 Rev B, PL02 Rev B, PL03 Rev B and PL04 received on 21/09/2023 and drawing numbered PL06 Rev A received on 26/01/2024. as modified by the email from TDM Architectural Ltd dated 26/01/2024.

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

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On behalf of the Council

Date of Decision: 31/01/2024