

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Mr Brodie
37 Bury Old Road
Prestwich
Manchester
M25 0EY

PART 1 - Particulars of Application

Application Number: 68852

Date of Registration: 05/09/2022

Proposal:

Single storey rear extension

Location:

37 Bury Old Road, Prestwich, Manchester,
M25 0EY

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 001 Rev 1, 002, 003 Rev 1, 004 Rev 1 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 listed.
- 3 Before the first occupation of the extension hereby permitted the two additional ground floor windows to the existing north side elevation shall, as noted on the approved plan, be fitted with obscured glazing to Level 5 and be non opening to 1.7m from inside floor level 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:

H2/3 H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

001 Rev 1, 002, 003 Rev 1, 004 Rev 1

NOTES TO APPLICANT

1. This consent has been granted on the understanding that the two ground floor windows to the existing north side elevation are not main habitable room windows and as such the Council's normal aspect standards will not apply, and limited weight would be afforded to them, should any future application be submitted by the adjacent 39 Bury Old Road.

Signed:



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On behalf of the Council

Date of Decision: 15/11/2022