

NOTICE OF PLANNING PERMISSION

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

To:
Mr Hill
Wainwrights
7 Calder Close
Calder Park
Wakefield
WF4 3BA

On Behalf Of:
Mr Mann
98 Park Road
Bury
Prestwich
M25 0DY

PART 1 - Particulars of Application

Application Number: 68121

Date of Registration: 07/03/2022

Proposal:

Two storey extension on both sides; Single storey rear extension with balcony above; Single storey front extension; Rear dormer extensions; 2m high brick wall to both sides; 1.5m high wall to front boundary and alterations to driveway including new vehicular access.

Location:

98 Park Road, Prestwich, Manchester, M25 0DY

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 (00) 02 A, (01)10 C, (01)30 D, (01)50 K, (02) 00 C, (02) 01 C, (02) 02 C, (03)01 B, (03)02 B, (06) 00 H, (06) 01 J, (06) 02 G, (07)01 J, (07)02 J 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 1.8m high timber screen to the balcony, as shown on the approved plans, shall be fitted and be permanently retained 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.

- 4 Before the first occupation of the extension hereby permitted the ensuite windows to first floor south 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.
- 5 The amended access and driveway arrangements indicated on the approved plans, incorporating the provision of a new footway crossing, new boundary wall with foundations that do not encroach under the adjacent adopted highway, any ground works required to reinstate the footway to its former condition as a result of the works at the interface with the adopted highway, demarcation of the limits of the adopted highway as a result of the creation of the new/amended access points, provision of a hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be implemented to the satisfaction of the Local Planning Authority prior to the extension and altered driveway/new access hereby approved being brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 6 Prior to the construction of the front boundary wall and gates details/samples of the bricks and infill panels and gates to be used, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials/bricks shall be used for the construction of the development.
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:

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:

(00) 02 A, (01)10 C, (01)30 D, (01)50 K, (02) 00 C, (02) 01 C, (02) 02 C, (03)01 B, (03)02 B, (06) 00 H, (06) 01 J, (06) 02 G, (07)01 J, (07)02 J

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the provision of a new footway crossing and any highway remedial works that may be required. The cost of the works will be the responsibility of the applicant.
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street.
3. The applicant's attention is drawn to the possible need to gain additional planning permission for the creation or replacement of a non-permeable hardstanding or driveway under the requirements of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking or re-enacting that Order). Planning permission will NOT be needed if a new or replacement hardstanding or driveway uses permeable (or porous) surfacing which allows water to drain through such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

Signed:



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On behalf of the Council

Date of Decision: 12/05/2022