NOTICE OF PLANNING PERMISSION

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

To:
Mr Jeevananda Rupage
No 53
Ashwood
Longton
ST3 1DT

On Behalf Of:
Mrs Samaneh Dolatabad
8 Turton Close
Bury
BL8 2EE

PART 1 - Particulars of Application

Application Number: 72647

Date of Registration: 17/12/2025

Proposal:
Single storey rear extension and garage conversion

Location:
8 Turton Close, Bury, BL8 2EE

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 DEW/2025/12/26W/S1 and DEW/2025/12/26W/S2 received on 18/12/2025 and drawings numbered DEW/2025/12/26W/01 Rev 02, DEW/2025/12/26W/02 Rev 02, DEW/2025/12/26W/03 Rev 02, DEW/2025/12//26W/04 Rev 02, DEW/2025/12/26W/05 Rev 02, DEW/2025/12/26W/06 Rev 02, DEW/2025/12/26W/07 Rev 02 and DEW/2025/12/26W/08 Rev 02 received on 04/02/2026 as modified by the email from Mr Jeevananda Rupage dated 04/02/2026. 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 in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

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 en-suite and secondary bedroom windows on the southwest side elevation, and the new living room and bedroom windows on the northeast side elevation shall be fitted with obscured glazing, be unopenable below an internal height of 1.7m 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 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:

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:
drawings numbered DEW/2025/12/26W/S1 and DEW/2025/12/26W/S2 received on 18/12/2025 and drawings numbered DEW/2025/12/26W/01 Rev 02, DEW/2025/12/26W/02 Rev 02, DEW/2025/12/26W/03 Rev 02, DEW/2025/12//26W/04 Rev 02, DEW/2025/12/26W/05 Rev 02, DEW/2025/12/26W/06 Rev 02, DEW/2025/12/26W/07 Rev 02 and DEW/2025/12/26W/08 Rev 02 received on 04/02/2026 as modified by the email from Mr Jeevananda Rupage dated 04/02/2026

NOTES TO APPLICANT

. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process

Signed:

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On behalf of the Council

Date of Decision: 10/02/2026