

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zeria
HSH Engineering Design Service Ltd
428 Cheetham Hill Road
Cheetham
Manchester
M8 9LE

On Behalf Of:

Mr & Mrs Zeria
12 Queens Drive
Bury
Prestwich
M25 0HQ

PART 1 - Particulars of Application

Application Number: 68346

Date of Registration: 09/05/2022

Proposal:

Single storey extension at side/rear.

Location:

12 Queens Drive, Prestwich, Manchester,
M25 0HQ

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 08C, 04C, 05B, 06A, 07C, as submitted on 04/08/2022 and Drawing 06B as submitted on 05/08/2022 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 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 ground floor bathroom window 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.

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:

NPPF National Planning Policy Framework
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Approved Plans:

19/04/2022

Location plan (dwg No. 06)

Existing elevations (dwg No. 03)

11/05/2022

Existing elevation from No 10 (dwg no. 06)

28/06/2022

NEW - Existing basement plan (dwg no. 09)

NEW - Existing ground floor plan (dwg no. 02A)

NEW - Existing site plan (dwg no. 01A)

04/08/2022

NEW - Proposed basement plan (dwg. 08C)

NEW - Proposed groundfloor plan (dwg. 04C)

NEW - Proposed rear and side elevation (dwg no. 05B)

NEW - Proposed front and other side elevation (dwg no. 06A)

NEW - Proposed site plan (dwg no. 07C)

05/08/2022

NEW - Proposed front and other side elevation (dwg no. 06B)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for havi".

3 of 3

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On behalf of the Council

Date of Decision: 05/08/2022