

NOTICE OF PLANNING PERMISSION

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

To:

Jon Salisbury
JSA Design
The Base
Dallam Lane
Warrington
WA2 7NG

On Behalf Of:

Mr Crook
5 Stonedelph Close
Radcliffe
Manchester
BL2 5SH

PART 1 - Particulars of Application

Application Number: 68620

Date of Registration: 08/08/2022

Proposal:

First floor extension at front/side

Location:

5 Stonedelph Close, Ainsworth, Radcliffe,
Bolton, BL2 5SH

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 AC-100, AC-102 and AC-200 received on 30/06/2022 and revised proposed drawing numbered AC-202 received on 25/08/2022 as modified by the email from JSA Design dated 25/08/2022. 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.

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
OL1	OL1 - Green Belt
EN9/1	EN9/1 - Special Landscape Areas
OL7/2	OL7/2 - West Pennine Moors
NPPF	National Planning Policy Framework
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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 AC-100, AC-102 and AC-200 received on 30/06/2022 and revised proposed drawing numbered AC-202 received on 25/08/2022 as modified by the email from JSA Design dated 22/08/2022.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 09/09/2022