

NOTICE OF PLANNING PERMISSION

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

To:

Mr Benjamin Maguire
BM Architectural Designs
Apartment 8
224 Great Clowes Street
Salford
M7 2ZS

On Behalf Of:

Mr Raj Singh
56 Windsor Road
Prestwich
Manchester
M25 0DE

PART 1 - Particulars of Application

Application Number: 69348

Date of Registration: 15/02/2023

Proposal:

Loft conversion with rear dormer extension;
Two storey extension at side; Addition of first
floor window to side elevation; Two storey
extension at rear with balcony

Location:

56 Windsor Road, Prestwich, Manchester,
M25 0DE

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 BM/0521/WIND52/PL1, BM/0521/WIND52/PL2, BM/0521/WIND52/PL3 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 obscure glazed screen to the balcony shall be fitted, to a height of 1.7m from balcony floor level and be obscured glazed to level 5 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 window to

the first floor west 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 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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.

NPPF National Planning Policy Framework

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:

BM/0521/WIND52/PL1, BM/0521/WIND52/PL2, BM/0521/WIND52/PL3

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 04/04/2023