

NOTICE OF PLANNING PERMISSION

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

To:

Mr Hoole
PJH Architectural Services
Office Number 1
88a Chapel Street
Leigh
Lancashire
WN7 2DB

On Behalf Of:

Mr Layland
104 Windsor Road
Prestwich
M25 0DF

PART 1 - Particulars of Application

Application Number: 68027

Date of Registration: 20/04/2022

Proposal:

Two storey side/rear extension with first floor side windows; Single storey rear extension; Front porch

Location:

104 Windsor Road, Prestwich, Manchester, M25 0DF

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 2021-1599-P-101, 2021-1599-P-102, 2021-1599-P-103 and 2021-1599-P-105 received on 27/01/2022, drawing numbered 2021-1599-P-104 Rev A received on 21/04/2022 and drawing numbered 2021-1599-P-106 Rev B received on 18/07/2022 as modified by the email from PJH Architectural services dated 18/07/2022. 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.

- 4 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons - To ensure adequate off highway materials storage arrangements for the duration of the construction period pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the requirements of 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

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 2021-1599-P-101, 2021-1599-P-102, 2021-1599-P-103 and 2021-1599-P-105 received on 27/01/2022, drawing numbered 2021-1599-P-104 Rev A received on 21/04/2022 and drawing numbered 2021-1599-P-106 Rev B received on 18/07/2022 as modified by the email from PJH Architectural services dated 18/07/2022.

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by the Council on 18 July 2022.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 18/07/2022