

NOTICE OF PLANNING PERMISSION

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

To:

Miss Baldwin
Rachel Ann Lucy Architect
11 Hackford Close
Bury
BL8 1XP

On Behalf Of:

Rachel Ann Lucy Architect
11 Hackford Close
Bury
BL8 1XP

PART 1 - Particulars of Application

Application Number: 67750

Date of Registration: 03/11/2021

Proposal:

Raise roof ridge height/roof extension to existing bungalow to form two storey dwelling with apex to front, replace bay windows with cottage style windows/pitched roofs and new bay window to side; Alterations to front boundary treatment/vehicular access

Location:

491 Bolton Road West, Ramsbottom, Bury, BL0 9RN

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 received 3/11/2021 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 Details/Samples of the (materials/bricks) to be used in the external elevations, walls and hardstanding shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 Townscape and Built Design.
- 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 to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose for the duration of the construction period and the area identified shall not be used for any other purposes other than the storage of construction materials.

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.

- 5 The access and boundary wall alterations indicated on the approved plans, incorporating the extension (if required) of the existing footway crossing, new boundary wall with foundations that do not encroach under the adjacent adopted highway, demarcation of the limits of the adopted highway as a result of the access widening, inward opening/sliding pedestrian/vehicular gates, new porous asphalt driveway and/or measures to prevent the discharge of surface water onto the adopted highway and all necessary highway remedial works required to reinstate the footway to its former condition prior to the removal of the existing boundary wall, shall be implemented the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

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:

EN1/2 EN1/2 - Townscape and Built Design
H2/3 H2/3 - Extensions and Alterations
HT2/4 HT2/4 - Car Parking and New Development
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:

BRW-RALA-ZZ-XX-DR-A-(PL)0000P01, 0002P01, 0005P01, 0020P01, 0003P01, 0001P01, 0004P01

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/12/2021