

NOTICE OF PLANNING PERMISSION

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

To:

Mr Joe Jennings
ExtensionsNW Ltd
3 Cribden Street
Rawtenstall
Rossendale
BB4 8HZ

On Behalf Of:

Miss Amanda Dootson
41 Wood Road Lane
Bury
BL9 5QA

PART 1 - Particulars of Application

Application Number: 69833

Date of Registration: 11/08/2023

Proposal:

Construction of detached garage at rear

Location:

41 Wood Road Lane, Summerseat, Bury,
BL9 5QA

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 site plans received 20/07/2023 and Dwg reference 3286-01 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The proposed driveway shall be constructed of permeable/porous materials as set out in the Dept of Communities and Local Government publication "Guidance on the Permeable Surfacing of Front Gardens".
Reason: To secure the satisfactory development of the site pursuant to UDP Policy H2/3 and guidance in SPD6 Alterations and Extensions.

- 5 The gates shall open inwards only as indicated on the approved plan.
Reason. In the interests of highway safety pursuant to UDP Policy H2/3 and guidance on extensions and alterations.

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:

OL1/1 OL1/1 - Designation of Green Belt
EN9/1 EN9/1 - Special Landscape Areas
OL5/2 OL5/2 - Development in River Valleys
EN6/4 EN6/4 - Wildlife Links and Corridors

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:

Site plans received 20/07/2023 and Dwg reference 3286-01

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 04/10/2023