

NOTICE OF PLANNING PERMISSION

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

To:

Mr Saghir Hussain
Create It Studio Architects
Universal Square
Devonshire Street North
Manchester
M12 6JH

On Behalf Of:

Mr Edmond Taci
52 Heywood Road
Prestwich
Manchester
M25 1DX

PART 1 - Particulars of Application

Application Number: 68492

Date of Registration: 25/05/2022

Proposal:

Two storey side extension with new front porch and all external elevations to be rendered; New boundary wall with metal sliding gate to the vehicular access off The Meadows - 1m high rendered walls with metal railings to front and 1.8m high rendered boundary walls to side/rear

Location:

52 Heywood Road, Prestwich, Manchester, M25 1DX

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 revised drawings A1433/(02)001/P2, 001/P5, 002/P4, 002/P2, 003/P2 and 003/P4 (received 01/08/2022) 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 first floor bedroom window on the rear 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.

- 4 The development hereby approved shall not be brought into use unless and until the revised car parking arrangements indicated on the revised site plan, incorporating the provision of a new footway crossing to a specification and limits to be agreed with the Highway Authority, flush edgings at the back of the footway and/or other measures to demarcate the limits of the adopted highway, new hardstanding a minimum of 5.0m in length measured from the back of the footway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, sliding gate and all associated highway remedial works that may be required to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design, allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway in the interests of highway safety.
- 5 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.
Reason. To ensure adequate off highway materials storage arrangements for the duration of the construction period.

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:

H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

Revised drawings A1433/(02)001/P2, 001/P5, 002/P4, 002/P2, 003/P2 and 003/P4 (received 01/08/2022)

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed highway works. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read "for kate".

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On behalf of the Council

Date of Decision: 05/08/2022