

NOTICE OF PLANNING PERMISSION

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

To:

Mr Peter Hitchen
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
BB7 9SE

On Behalf Of:

Mr Jon Bottomley
Norcot
Moorbottom Road
Ramsbottom
Bury
BL8 4NS

PART 1 - Particulars of Application

Application Number: 69736

Date of Registration: 08/06/2023

Proposal:

Variation of condition no. 2 (approved plans)
68084 - Single storey side extension
Change approved aluminium curtain wall
glazing to aluminium glazed roof windows set
into grey slate and formation of raised garden
area at patio level with steps

Location:

Norcot, Moorbottom Road, Ramsbottom,
Bury, BL8 4NS

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 submitted with application reference 68084 and amended by revised drawings A1.4 and A1.6. 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 Unitary Development Plan listed.
- 3 Samples of the stone slate roofing and stone to be used in the external elevations, together with details of their manufacturer, type/colour, size, the proposed roofing pattern and elevational coursing details shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials and details 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 Policies

EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and
H2/3 - Extensions and Alterations.

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:

OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
H2/3	H2/3 - Extensions and Alterations
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
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:

Drawings submitted with application reference 68084 and amended by revised drawings A1.4 and A1.6.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 27/07/2023